

South Carolina, together with all of the appurtenances and privileges thereunto belonging or in anywise appertaining as well as all rights of access to and ways over any street or alley, easements, or rights of way used in connection with the following definitively described property:

ALL that piece, parcel or lot of land situate in Butler Township, Greenville County, State of South Carolina, with buildings and improvements thereon, located on the Northern side of Old Spartanburg Road, (East North Street Extension), and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Old Spartanburg Road, (East North Street Extension), which pin is 348 feet East of the center line of S. C. Highway No. 291, and running thence with said Old Spartanburg Road (East North Street Extension) N. 82-19 E., 100 feet; thence N. 7-41 E., 200 feet to an iron pin; thence S. 82-19 W., 100 feet to an iron pin; thence S. 7-41 W., 200 feet to the point of beginning.

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(2) The base term of this lease shall be for one (1) year commencing on January 1, 1977 and terminating as of December 31, 1977 and if the Lessee shall not be in default of this lease, it shall have the exclusive option to extend the term of this lease for an additional consecutive year commencing on January 1, 1978, such additional term to be on the same terms and under the same conditions contained herein, provided, that the Lessee shall give to the Lessor at her proper address written notice of the Lessee's intention to exercise this option at least thirty (30) days prior to the termination of the base term.

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(3) The base term rental shall be Three Thousand Nine Hundred and No/100 (\$3,900.00) Dollars payable in equal monthly installments of Three Hundred Twenty Five and No/100 (\$325.00) Dollars per month payable in advance to the Lessor at her last known address on the first (1st) day of each month of the said term. In the event Lessee exercises the option to extend this lease, its occupancy shall be subject to the same terms and conditions as set out herein. In the event the Lessee continues in possession of the premises after the expiration of the base

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