

OLLIE FARNSWORTH  
R. F. O.STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEL E A S E

This lease made and entered into by and between  
H. L. Peden, hereinafter referred to as the Lessor and the  
Big Jim Coal Company of Blanche Kentucky, hereinafter referred  
to as the Lessee, witnesseth;

That in and for the consideration hereinafter expressed the Lessor does hereby lease to the Lessee for the period commencing on July 1, 1948 and expiring on June 30, 1958, that certain lot of land situate in the City of Greenville, County of Greenville, State of South Carolina, on Mayberry Street and having substantially the following courses and distances:

Beginning on the northeast side of Mayberry Street, at the corner of Southern Railway right-of-way and running thence in a southerly direction with Mayberry Street approximately 322 feet; thence in an easterly direction approximately 250 feet; thence in a northerly direction approximately 150 feet to a point in the C. & W. C. Railway right-of-way; thence in a northwesterly direction along the C. & W. C. Railway right-of-way approximately 210 feet to a point in the right-of-way of the Southern Railway; thence with said right-of-way in a westerly direction 70 feet to the beginning corner, containing approximately 1.7 acres.

In consideration for said premises the Lessee agrees to pay to the Lessor therefor a rental of eighty-five dollars per month payable monthly in advance on the first of each consecutive month during said term.

It is understood and agreed that the Lessor herein will at his expense grade the premises hereby leased to a point sufficient to provide proper drainage and will do the necessary grading for the railway spur track to be constructed over said premises and will likewise cover the surface of the premises hereby leased with stone screens or cinders, or both.

It is further agreed between the parties hereto that upon expiration of the term hereinabove set forth the Lessee shall have the refusal of leasing said property for a period of ten