

STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE.)

LEASE AGREEMENT

THIS AGREEMENT, entered into this 1st day of August, 1954, by and between John C. Edwards, hereinafter called Lessor, and Rich Plan of Greenville, a corporation organized and existing under the laws of the State of South Carolina, hereinafter called the Lessee,

W I T N E S S E T H:

1. Lessor hereby leases and demises unto Lessee, and Lessee agrees to take for a term of ten (10) years the following described premises:

All that piece, parcel or lot of land with improvements located or to be located thereon, on the Southwestern side of Stone Avenue By-Pass from East North Street to Stone Avenue in the City of Greenville, County of Greenville, State of South Carolina, and consisting of Lots 1, 2, 3 and a 5 foot strip of the Southeastern side of Lot 4 of Block B as shown on plat prepared by Dalton & Neves, Engineers, dated November 10, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book S at page 9, said Lots being more particularly described as follows:

BEGINNING at an iron pin on the Northwestern corner of the intersection of East Avenue with Stone Avenue By-Pass; thence running with East Avenue S 70-39 W 54.1 feet to an iron pin at the intersection of East Avenue and East Park Avenue; thence along East Park Avenue N 40-15 W 82.8 feet to a stake; thence N 48-53 E 49 feet more or less to Stone Avenue By-Pass; thence with Stone Avenue By-Pass S 41-07 E 102.8 feet to the point of beginning.

The foregoing parcel is the same conveyed to the Lessor by deed of Otis P. Moore and James P. Moore, dated May 3, 1954, of record in the R.M.C. Office for Greenville County in Deed Book 499, at Page 28.

2. The term shall begin on the 1st day of August, 1954, and shall expire at midnight on the 31st day of July, 1964.

3. Lessee agrees to pay the sum of Three Hundred Seventy-five and no/100 (\$375.00) Dollars each month during the term as rental for the premises, such rental to be payable in advance.

