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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

L E A S E

THIS LEASE made and entered into by and between W. A. Bull, Greenville, South Carolina, hereinafter called the Lessor, and B. Jack Foster, hereinafter called the Lessee,

W I T N E S S E T H:

1. That in and for consideration of the monthly rental hereinafter stipulated to be paid and the other covenants on the part of the Lessor and the Lessee, the said Lessor does agree to and hereby lets, rents, leases and surrenders to the said Lessee the premises at 109 West Stone Avenue, in the City of Greenville, hereinafter described, together with all buildings and other improvements thereon, and the appurtenances to the same belonging, for a term commencing on the 15th day of June, 1954 and continuing until the 5th day of January, 1958.

2. The aforesaid premises are more particularly described as follows:

All that piece, parcel, or lot of land in the city of Greenville, State of South Carolina, and having the following metes and bounds, to-wit:

BEGINNING at a point on the south side of West Stone Avenue at a corner of Bull's lot; thence along West Stone Avenue S. 84-30 E. 85 feet to point; thence S. 5 - 30 W. 190 feet to point; thence N. 87 - 32 W. 53.1 feet to point; thence N. 3 - 29 W. along face of laundry building to corner; thence N. 86 - 31 W. 8 feet to angle of said building; thence N. 3 - 29 W. 13.5 feet to another corner of said building; thence N. 86 - 31 W. 24.5 feet to point on Bull line; thence N. 5 - 30 E. 134.2 feet to the beginning point on West Stone Avenue, as will more fully appear by reference to plat made by Piedmont Engineering Service, September 15, 1951, and recorded in Plat Book T, Page 363.

The above described property is the larger portion of the lot deeded to E. R. Bull by Carrie J. Willis on December 11, 1943, and recorded in book 259 at page 77 in the R. M. C. Office for Greenville County.

3. The Lessee agrees to pay for the entire use of the aforesaid premises, buildings and other improvements, a monthly rental of One Hundred Twenty-Five Dollars (\$125.00), payment for one-half month being made on June 15, 1954, and succeeding monthly