

BEGINNING At a point on the west side of North Main Street, 92.25 feet southerly from the intersection of the westerly line of North Main Street with the southerly line of West Coffee Street, said point of beginning being the northeasterly corner of the Davenport property hereinabove described, and running thence with the northerly line of said Davenport property N. 70-10 W. 242.8 feet, more or less, to a point on the east side of North Laurens Street, said point being the northwest corner of the Davenport property hereinabove described; thence along the east side of North Laurens Street N. 20-20 E. 20 feet, more or less, to a point on the north face of a brick wall; thence along the north face of said wall S. 69-52 E. 108.9 feet, more or less, to a point; thence S. 20-20 W. 2 feet, more or less, to a point; thence S. 70-24 E. 53.6 feet, more or less, to a point; thence N 20-0 E. 6 feet more or less, to a point; thence S. 70-12 E. 80.2 feet, more or less, to a point on the west side of North Main Street; thence along the west side of North Main Street S. 20-0 W. 23.65 feet, more or less, to the beginning corner, subject to any state of facts which an accurate survey may show.

The Landlord covenants and represents that the southern line of the premises hereby demised is immediately adjacent to and contiguous with a portion of the northern line of said other Cauble property for a distance of 162.5 feet from the east side of North Laurens Street, and that the premises hereby leased, together with said other Cauble property, constitute one parcel of land and that there is no gap or gaps or hiatus or intervening space or spaces whatsoever between the premises hereby leased and said other Cauble property.

TERM

TO HAVE AND TO HOLD The above-described premises with all the rights, easements and appurtenances thereunto belonging and attaching unto the Tenant, its successors and assigns, for and during the term of twenty (20) years, unless this lease shall be sooner terminated as hereinafter provided, commencing on the 1st day of January, 1956, and ending on the 31st day of December, 1975.

RENTAL

The Tenant agrees to pay to the Landlord for said premises the following rental:

- (a) For and during the entire twenty years of the term hereby leased the sum of \$11,000.00 per annum, payable in equal monthly installments of \$916.67 each, in advance on the first day of each and