

BEGINNING at an iron pin on the Northeast side of East McBee Avenue at the intersection of East McBee Avenue and South Irvine Street, and running thence along the Western side of South Irvine Street North 20 degrees 27 minutes East 100 feet; thence, North 70 degrees 17 minutes West 95.5 feet to a point; thence, South 20 degrees 27 minutes West 100 feet to a point; thence, along the Northeast side of East McBee Avenue South 70 degrees 17 minutes East 95.5 feet to the point of the BEGINNING, more particularly shown on a Plat of the property of J. M. Bruce, et al made by Dlaton and Neves in June, 1957.

The duration of the Lease on Tract No. III shall be approximately seven (7) years, beginning on the 1st day of March, 1960 and ending on the 30th day of September, 1967.

The rental on Tract No. III shall be FOUR HUNDRED SEVENTY-SIX (\$476.00) per month, payable each month in advance before the tenth day of the said month.

TRACT NO. IV That certain tract or parcel of land lying in the City of Anderson and being the property of the Piedmont and Northern Railway Company and fronting approximately 440 feet on the South side of Tribble Street and approximately 45 feet on the Western side of North Main Street, being shown within red line on plat drawing J-26 dated March 23, 1946 revised March 27, 1946, and including the property bounded by the wire fence and including the O'Neal Company on the said plat. The property included on the plat as the old passenger station and so much of the property between the said old passenger station and said O'Neal Coal Company as is included within the red line of the said plat. A copy of the said plat showing this property is hereto attached for a more full and complete description of these premises and is made a part of the description of this paragraph.

The duration of the Lease on Tract No. IV shall be approximately fifteen (15) years, beginning on the 1st day of March, 1960 and ending on the 11th day of June, 1974.

The rental on Tract No. IV shall be FIVE HUNDRED THIRTY-SIX (\$536.00) DOLLARS per month, payable each month in advance before the tenth day of the said month.

In the event the Lessee shall fail to pay any month's rent on or before the twenty-fifth (25th) day of the month during which it becomes due and payable, Lessor shall give to an executive officer of Lessee, notice by Registered Mail that such payment is delinquent. If the delinquent payment is not made within fifteen (15) days after receipt of said notice, then all installments of rent for the whole period of the Lease shall, at the option of the Lessor, become due and payable at once, and on demand of the Lessor or its assigns, the Lessee shall surrender complete and peaceable occupancy of the premises.

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