



GROUND LEASE

THIS LEASE made and entered into this 16th day of October, 1961, by and between Hughes Development Company, Inc. of the City of Greenville, County of Greenville, State of South Carolina, a South Carolina corporation, hereinafter called "Lessor" McDONALD'S and ~~KRINCHISE BEAKBY~~ CORPORATION, an Illinois corporation, hereinafter called "Lessee":

PREMISES

WITNESSETH that Lessor, for and in consideration of the covenants hereinafter contained and made on the part of the Lessee, does hereby demise and lease to Lessee, the following described premises in the City of Parker District, County of Greenville, State of South Carolina to-wit:

A portion of the property of the owner located on the South side of the Cedar Lane Road as shown outlined in red on the attached drawing entitled "Property of T. T. Hughes Est. Between Cedar Lane & Parker Roads - Greenville County." Beginning on the South side of Cedar Lane Road at a point and running thence S 32°-08' W 142.6 feet to an iron pin; thence in an Easterly direction S 47°-44' E 100 feet; thence in a Northerly direction N 60°-23' E 195.5 feet to an iron pin; thence along the Cedar Lane Road N 66°-35' W 17.5 feet to an iron pin; thence from this point along the Cedar Lane Road N 60°-41' W 174.5 feet to the point of beginning.

as per survey attached together with all Lessor's easements and appurtenances in adjoining and adjacent land, highways, roads, streets, lanes, whether public or private, reasonably required for the installation, maintenance, operation and service of sewer, water, gas, power and other utility lines and for drive-ways and approaches to and from abutting highways for the use and benefit of the above described parcel of real estate, including the improvements to be erected thereon.

7-11-60

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FRC - F.B. 112557

(CONTINUED ON NEXT PAGE)

*For Amendment of Lease see deed book 1003 at page 237 -
For termination of Lease see Deed Bk. 1121 - 901 - 3/5/80*

*Completed
11/15/61*