

which is situated in the City of Greenville, County of Greenville, State of South Carolina, and which is referred to as the "Demised Premises" in the above mentioned Lease Agreement:

"ALL that lot of land in the State and County aforesaid, being designated as Lot No. 1 on a plat of the property of William M. Tindal Estate by C. O. Riddle, RLS, dated August 1955 and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northeastern side of U. S. Highway No. 25 (Poinsett Highway) at the joint front corner of a lot now or formerly belonging to C. Q. Mason and running thence with the line of said lot, N 50 30 E 435 feet to an iron pin; thence N 39 15 W 100 feet to an iron pin in line of Lot No. 6; thence with the line of Lots Nos. 2 and 6, S 50 30 W 435 feet to an iron pin on U. S. Highway No. 25; thence along the northeastern side of said highway, S 39 15 E 100 feet to the point of BEGINNING.

The above described lot is shown on the Maps of Greenville County Block Book Department as Lot No. 3, Block 2, of Sheet 446.

Being the same property conveyed to the Landlord by deed from Gilbert M. Phillips."

3. Term of Lease. Southland (and, as provided in said Lease, its successors and assigns) shall have and hold the above described Demised Premises for a period of fifteen (15) years, commencing on the 1st day of February 1964 and ending on the 31st day of January 1979. In addition Southland (and its successors and assigns as aforesaid) shall have two separate and distinct options to renew said Lease as follows:

(a) Tenant may renew said Lease for an additional period of five (5) years, commencing upon the date said Lease terminates, and

(b) Tenant may renew this Lease as extended by the above mentioned option for an additional period of five (5) years, said period commencing upon the date said Lease, as extended by the above option, terminates.

4. Provisions of Lease Agreement. It is understood and agreed that this is a Short Form Lease which is for the rents and upon the terms, covenants, and conditions more particularly

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