

assignment) to Mrs. Bird C. Eaton, successors and assigns, all its right, title and interest in and to the above mentioned Lease Agreement dated August 26, 1963.

2. Description of Demised Premises. Mrs. Bird C. Eaton (as assignee of the original landlord) agrees to lease to Southland, and Southland agrees to lease from Mrs. Bird C. Eaton, the following parcel of land (together with the improvements thereon) which is situated in the City of Greenville, Greenville County, South Carolina and which is referred to as the "Demised Premises" in the above mentioned Lease Agreement:

"BEGINNING at a point in the Northerly margin of Floyd Street, the Southwest corner of the property of J. P. Stevens and Company, Incorporated (now or formerly), and running thence with said margin of Floyd Street North 51-32 West 155 feet to a point of tangent in the curve at the intersection of said margin of Floyd Street with the Easterly margin of Marion Road; thence with the arc of a circular curve to the right having a diameter of North 5-01 West 34.4 feet to a point of tangent in the Easterly margin of Marion Road; thence with said margin of Marion Road North 41-30 E. 82 feet to a point; thence along the line of the property of Henry M. Lee (now or formerly) South 73-59 East 187.8 feet to a point; thence along the line of said property of J. P. Stevens and Company, Incorporated South 38-11 West 178.4 feet to the beginning".

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:

(Continued on next page)