

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

This Lease made and entered into this 8th day of July, 1968, by and between Greenville and Northern Railway Company, a South Carolina corporation, hereinafter called the "Lessor", and Industrial Realty Co., Inc., a South Carolina corporation, hereinafter called the "Lessee",

WITNESSETH:

That in consideration of the mutual promises herein contained and other valuable consideration, the receipt of which is hereby acknowledged, the Lessor does hereby let, demise and lease unto the Lessee the following described property, including all improvements thereon or which hereafter may be constructed thereon during the term of this Lease:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing approximately 10 acres, and being more particularly described by metes and bounds as follows:

Beginning at a point at the northwest corner of the 5.2 acres tract conveyed to the lessor by deed recorded in Book of Deeds-720, at page 155, in the center of Grand Drive-Way, and running thence N. 89-13 E. 423.5 feet to pin; thence N. 89-30 E. 406 feet to pin at corner of tract of land now or formerly owned by R. F. McKinney; thence with said tract, S. 9-30 W. 539 feet to pin; thence S. 89-30 W. 406 feet to pin; thence N. 89-20 W. 318 feet to pin; thence N. 0-59 W. 524.7 feet to the point of beginning, together with all exits and entrances appurtenant thereto.

Also, rights of ingress and egress from Sulphur Springs Road to the demised premises over and upon the existing roads and rights of way owned by the lessor or in which the lessor has an interest, as shown on the plat of Berea Industrial Park area by Carolina Engineering and Surveying Co. dated May 3, 1960, as revised May 19, 1965.

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