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BOOK 822 PAGE 345

STATE OF SOUTH CAROLINA )

LEASE

COUNTY OF GREENVILLE )

WALTER S. GRIFFIN, ROBERT S. SMALL, DAVID E. CROMMELL, and S. ARNOLD HICKOX, (hereinafter collectively referred to as "Lessors") and G. M. COX HOUSEMOVING COMPANY, GASTON M. COX and JAMES N. COX, (hereinafter collectively referred to as "Lessees"), agree as follows:

1. Lessors do hereby lease to Lessees for a period of one year beginning on April 15, 1967, the following described real estate shown on plat of property of Lessors dated December, 1958 attached hereto and incorporated into this lease by reference:

All that piece, parcel or lot of land in Greenville County on the westerly side of the Laurens Road shown on plat of property of Walter S. Griffin, et al, dated December, 1958, being more particularly described with reference to said plat as follows:

Beginning at an iron pin on the westerly side of Laurens Road at joint front corner of leased premises and property now or formerly of J. M. Bouchillon and running thence S. 68-30 W. 388.9 feet more or less to an iron pin; thence turning and running S. 25-0 E. 128 feet to an iron pin; thence turning and running S. 68-30 W. 360 feet, more or less to an iron pin; thence turning and running N. 25-0 W. 278 feet to a point; thence turning and running N. 68-30 E. approximately 748 feet, more or less to a point on Laurens Road; thence S. 25-09 E. 100 feet, more or less to the point of beginning.

The portion of the property shown on this plat as leased to Greenville Water Works is expressly excluded from this lease.

2. Lessees shall pay to Lessors \$125.00 per month, payable in advance on the first of each and every month.

3. After the expiration of six months from the effective date of this lease, Lessors shall have the right to terminate this lease by giving to Lessees fifteen days' notice of their intention to do so and by allowing Lessees one month's free rental and, in such case, Lessors shall refund to Lessees the sum of \$52.00 (if this amount has been expended by Lessees for a water connection) when possession of the premises is turned back to Lessors; the aforesaid one month's free rental and the reimbursement of \$52.00 shall be paid to Lessees only if this lease is terminated prior to the expiration of the aforesaid one year period.

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