

CLLIE FRANKWORTH  
R.M.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

THIS AGREEMENT OF LEASE made and entered into this 3rd. day of January, 1968, by and between Sans Souci Housing, Inc., a South Carolina corporation, (referred to hereinafter as Landlord), and Belton R. O'Neill Company, a South Carolina corporation, (hereinafter called Tenant).

W-I-T-N-E-S-S-E-T-H:

1. That in consideration of the covenants and agreements herein contained, the Landlord hereby demises and leases unto Tenant, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land in Gantt Township, County of Greenville, State of South Carolina, as shown on plat of property of Sans Souci Housing, Inc., prepared by Jones Engineering Services, dated December 26, 1967, recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plat Book VVV at Page 173, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the right-of-way of Augusta Road, 175 feet, more or less, south I-85 access, and running thence N. 78-56 W., 125 feet to an iron pin; thence S. 13-27 E., 117.3 feet to an iron pin; thence S. 84-47 E., 144.7 feet to an iron pin along the western edge of the right-of-way of Augusta Road; thence along the western edge of the right-of-way of Augusta Road, N. 25-56 W., 115 feet to the point of beginning.

2. TO HAVE AND TO HOLD the above described premises unto the said Tenant, its successors and assigns, for and during the term beginning with the date hereof and ending January 1, 1988.

3. Tenant shall pay to Landlord an annual rental of \$1,620.00 payable in equal monthly installments of \$ 135.00 in advance on or before the first day of each month commencing February 1, 1968.

4. Tenant shall be responsible for and pay all ad valorem taxes on the real estate herein described and improvements thereon.

5. During the term of this Lease, Tenant shall keep the building and improvements on the leased premises adequately insured against loss by fire or other casualty. Tenant shall hold

(Continued on next page)

