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BOOK 858 PAGE 116

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE

This Lease agreement made and entered into by and between Harvey C. Watson, hereinafter referred to as the Lessor, and Leonard Brown and Kenneth Black and W. Richard James, hereinafter referred to as the Lessees:

W I T N E S S E T H :

That in consideration of the rents reserved and the mutual covenants hereinafter contained, it is agreed:

That the Lessor does hereby demise and lease unto the Lessees and the Lessees do hereby lease, hire and accept in its present condition, the following described property:

> ALL of that lot of land in the County of Greenville, State of South Carolina being the greater portions of Lot Nos. 31 and 30 on plat of Riverside Farms, recorded in Plat Book K, page 101 and being more clearly shown on plat entitled Property of Harvey C. Watson, dated October 8, 1968, prepared by Enwright Associates and having according to the last mentioned plat, the following metes and bounds, to-wit:
>
> BEGINNING at an iron pin on the northern side of Edgemont Avenue, at the corner of Larry Pressley, which iron pin is situate 75 feet East of the joint front corner of Lot Nos. 30 and 31; thence N 25-15 E 149.8 feet; thence S 63-45 E 72 feet to an iron pin; thence N 24-11 E 136.9 feet; thence S 63-45 E 3 feet to an iron pin; thence N 27-17 E 185.7 feet; thence N 54-11 W 329.6 feet; thence S 29-10 W 527.7 feet to an iron pin on the northern side of Edgemont Avenue; thence with said Avenue, S 63-45 E 281.35 feet to the point of beginning and containing 5 acres, more or less.

TO HAVE AND TO HOLD the above described premises, together with all entrances and passageways unto said property for and during the term of ten (10) years to commence on the 1st day of November, 1968, and ending at midnight on the 31st day of October, 1978.

The Lessees agree to pay Seven Thousand Two Hundred ($7,200.00) Dollars for said ten (10) year rental period in 120 equal monthly installments, in advance of Sixty ($60.00) Dollars each.

IT IS UNDERSTOOD AND AGREED, that the Lessees shall pay all costs of lights, water, heat and utilities; that the Lessor shall pay the real estate taxes but the Lessees agree to pay any tax increase by reason of improvements.

The Lessees shall not assign said lease without the written

(CONTINUED ON NEXT PAGE)