



BOOK 862 PAGE 571

STATE OF SOUTH CAROLINA)

LEASE

COUNTY OF GREENVILLE)

This Lease, executed this 6th day of February, 1969, by and between Dr. George W. Smith and Dr. Henry T. Little, hereinafter referred to as "Lessors", and ASM Enterprises, Inc., a Missouri corporation, hereinafter referred to as "Lessee",

WITNESSETH:

ARTICLE I.

PREMISES: That in consideration of the rent reserved and the mutual covenants and agreements herein contained, the Lessors do hereby demise and lease unto Lessee, its successors and assigns, upon the terms and conditions herein set forth, the following described real estate:

"All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 5 and a portion of Lots 2, 3, and 4 on a plat of the Property of J. B. Hall and R. E. Cox, dated January 14, 1950 and recorded in the R. M. C. Office for Greenville County in Plat Book X at Page 65 and also consisting of a portion of Tract 19 as shown on plat of the Estate of Vance Edwards recorded in Plat Book P at Pages 128 and 129 and being further described as follows:

"BEGINNING at an iron pin on the northwestern side of Lee Road at the corner of property now or formerly of Bishop and running thence with Bishop's property, N. 47-15 W. 244 feet to an iron pin at the corner of Lot A; thence with Lot A, S. 42-52 W. 25 feet to an iron pin at the joint corner of Lots A and 2; thence with the line of Lots A and 2, N. 47-15 W. 20 feet to an iron pin in the line of Lots 2 and A; thence S. 42-52 W. 125 feet to an iron pin; thence S. 47-15 E. 177 feet to an iron pin in Lee Road; thence with Lee Road, N. 72-33 E. 57.97 feet to an iron pin in the center of the rear line of Tract 19 as shown on plat recorded in Plat Book P at Pages 128 and 129; thence continuing with the northwestern side of Lee Road, N. 72-33 E. 115.95 feet to the beginning corner."

ARTICLE II.

The parties hereto, for themselves and their respective heirs, successors and assigns, do hereby covenant and agree as follows:

TERM: The term of this lease shall be for a period of Five (5) years commencing Thirty (30) days prior to first rent due date as herein stated. Lessee, at its option, shall be entitled to renew the lease under the same terms and conditions as herein provided for Three (3) additional consecutive terms of Five (5) years each. Notice of the exercise of the option to renew the lease for each additional Five (5) year period shall be given by Lessee to Lessors in writing at least Thirty (30) days prior to the expiration of the term of the lease then in effect.

(Continued on next page)

For Assignment to ASM Enterprises Inc. - See Plat Book 959 Page 27