

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
R.F.D.

LEASE AGREEMENT

This agreement made and entered into this 10th day of December, 1969, by and between ROSCOE L. POWERS, hereinafter called the LANDLORD and D. E. COFFEY, hereinafter called the TENANT.

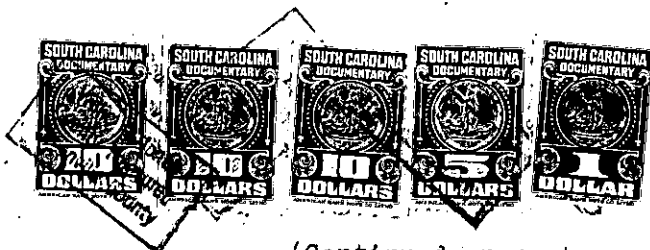
W I T N E S S E T H

That for and in consideration of the rents reserved and of the mutual covenants, promises, and agreements herein contained, it is agreed as follows:

1. That the Landlord does hereby grant, bargain, demise and lease unto the Tenant and the Tenant does hereby lease, hire, and accept from the Landlord the premises designated as 601 Buncombe Street, Greenville, South Carolina more particularly described as follows:

"BEGINNING at iron pin at the SW corner of the intersection of Butler Avenue and Buncombe St., and running with the Western side of Butler Avenue S 19-50 W 149.5 feet to a point in the center of an 8 inch wall; thence with the center of said 8 inch wall N 47-21 W 61.5 feet to a point; thence continuing N 47-21 W 138.8 feet to an iron pin; thence N 50-56 E 166.8 feet to an iron pin on the Southern side of Buncombe St.; thence with the Southern side of Buncombe St. S 34-28 E 121.3 feet to the point of beginning; being same described in Greenville County Deed Book 796, page 203."

2. To have and to hold the above described premises with all the rights, privileges, easements, and appurtenances thereunto belonging and attaching, unto the Tenant, its successors and assigns, for and during the term of five (5) years beginning December 10, 1969, and ending December 9, 1974; together with the right to renew this Lease on the same terms and conditions for an additional period of five (5) years except that the rental for such renewal period shall be increased by an amount equal to the excess of the amount of ad valorem property taxes and insurance premiums for substantially the



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