

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
DANFORTH  
R.M.C.

VOL 883 PAGE 217

L E A S E

THIS LEASE, executed in duplicate, this 10th day of April, 1969, by and between John T. Douglas and Lehman A. Moseley herein called "Lessor" and Butler Corporation of Anderson, Inc. herein called "Lessee."

WITNESSETH: That in consideration of the terms and conditions hereinafter set forth and the mutual covenants herein contained, the Lessor does hereby demise and lease unto the Lessee for a period of twenty years whenever the construction of said improvements has been completed or when Lessee occupies the premises, or September, 1969, whichever is first to occur, and ending twenty years thereafter, the following described real estate, herein sometimes called the "Premises":

BEGINNING at a point on the Western edge of South Carolina Bypass 291, 1,289.1 feet from the intersection of the LeGrand Boulevard and South Carolina Bypass 291 (South Pleasantburg Drive); thence running along the Northern Line N. 63-56 W. 281.65 feet; thence S. 28-20 W. 150 feet to an iron pin; thence S. 63-56 E. 287.8 feet to a point on Bypass 291, which point is 150 feet South from the point of beginning; thence along South Carolina Bypass 291, N. 26-04 E. 150 feet to the beginning corner.

The parties hereto, for themselves and their representatives and assigns, do covenant and agree as follows:

1. Rent. The Lessee does hereby agree to pay, and Lessor agrees to accept the sum of \$666.66 per month, payable in advance on the first day of each and every month during the term of this lease. It is agreed that monthly rental shall begin whenever said improvements have been completed or when Lessee occupies the premises or by September 1st, 1969, after the execution of this lease, whichever occurs first; and should this occur on any day other than the first day of the month, then and in that event, the rental shall be prorated between the parties.



(CONTINUED ON NEXT PAGE)