

feet to an iron pin, thence N. 82-23 E. 111.9 feet to an iron pin, thence S. 85-25 E. 213.8 feet to an iron pin, thence S. 76-35 E. 210.3 feet to an iron pin, thence S. 70-22 E. 206 feet to an iron pin, thence S. 65-57 E. 206.1 feet to an iron pin, thence S. 61-34 E. 207.2 feet to an iron pin, thence S. 55-15 E. 161 feet to an iron pin on the Western side of Church Street; thence with the Western side of Church Street S. 20-35 W. 40 feet, more or less, to a point, thence S. 69-25 E. 22 feet to a point, thence S. 20-35 W. 30 feet, more or less, to a point; thence S. 20-35 W. 777.02 feet to the point of beginning.

The land and improvements demised by the said Lease as amended are the land and improvements conveyed by assignments to Landlord of the Tenant's interest in a fifty year lease upon said premises, under a certain Lease with FURMAN UNIVERSITY, as Lessor, and BELL TOWER SHOPPING CENTER, INC., as Lessee, dated July 19, 1968, as modified by agreement between said Lessor and Lessee dated April 15, 1969 (said lease and modification thereof being hereinafter collectively called "ground lease"); a Memorandum of said ground lease was recorded in the R.M.C. Office for Greenville County, South Carolina on April 21, 1969, in Deed Book 866 at Page 321; the aforesaid assignments from the Tenant herein to the Landlord herein were dated May 15, 1969 and recorded in Deed Book 870 at Page 642 on July 1, 1969, and dated this October 21, 1970, to be recorded.

TO HAVE AND TO HOLD the above described premises SUBJECT, HOWEVER, to the terms, conditions and covenants expressed and declared in the aforementioned Lease Agreement unto the Tenant, its successors and assigns, for a term of fifty (50) years commencing September 1, 1970, and for such additional periods as the lease may be extended pursuant to the options and provisions contained in said lease.

The Landlord has granted to the Tenant two options to repurchase the Landlord's interest in and to the property hereinbefore described to be exercised on or before sixty (60) days prior to the tenth anniversary of the date of commencement of this lease and on or before sixty (60) days prior to the twelfth anniversary of the commencement of this lease, in accordance with the terms and provisions contained in said lease.

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