

other good and valuable considerations, it is mutually agreed by and between the parties hereto as follows:

(a) Upon execution of this Lease Agreement, the Lessor will undertake promptly to erect at his cost the buildings and improvements according to the mutually acceptable plans and specifications incorporated herein; that the Lessor will proceed with the construction of the said buildings and improvements as expeditiously as possible, excepting delay caused by acts of God and acts of man, over which the Lessor has no control. Provided that if the Lessor shall not complete the erection of the said buildings and improvements, ready for occupancy, on or before March 1, 1966, then the Lessee, at his option, may declare this Lease Agreement null and void and each party automatically discharged from any liabilities arising hereunder.

(b) The Lessor hereby grants, bargains and leases unto the Lessee and the Lessee has granted, bargained and leased from the Lessor the following described premises:

All that piece, parcel or tract of land, including the buildings and improvements thereon situate when completed, lying and being on the Westerly side of Camp Road near the City of Greenville, in the County of Greenville, State of South Carolina, and having according to a plat thereof prepared by Webb Surveying and Mapping Co., dated June 5, 1964, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Westerly side of Camp Road, said pin being 200 feet Southwest of iron pin in the Southwest corner of the intersection of Camp Road and existing dirt road; thence along the said Camp Road S. 34-57 W. 200 feet to an iron pin at joint front corner of the Lessor's property with that of C. S. Allen, Jr. (or formerly); thence N. 57-20 W. 393 feet to an iron pin on the Easterly right-of-way boundary of the Piedmont and Northern Railway Co.; thence along the said right-of-way N. 35-52 E. 200.15 feet to an iron pin to the South boundary of the property of Mauldin Construction Co.; thence S. 57-20 E. 389.9 feet to an iron pin on the Westerly side of Camp Road, the point of beginning.

(c) The term of this lease shall be for a period of five (5) consecutive years immediately following upon the date of the completion of the improvements upon the said property or the date of occupancy thereof, whichever shall be the earlier, provided, however, that the Lessee shall have the option to renew this lease for an additional term of five (5) consecutive years immediately following the base

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