

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE

This Indenture made by and between Miss Nell B. Adams and W. T. Adams, Jr., hereinafter called "Lessor", and Don's Body Shop, Inc., hereinafter called "Lessee".

WHEREAS, Lessor is desirous of leasing to Lessee certain premises hereinafter described with all improvements thereon, and Lessee is desirous of leasing same from Lessor.

WITNESSETH:

1. Term and Use: In consideration of the rent hereinafter reserved and all terms, conditions, covenants and agreements hereinafter contained, the Lessor hereby leases and demises to the Lessee and the Lessee hereby hires, leases and takes from the Lessor the following described property, hereinafter called the "Premises", to wit:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as .76 acres on Roper Mountain Road and having, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of Roper Mountain Road, running thence S. 40-08 E. 257.16 feet to a stake in the line of property of Greenville Waterworks; running thence with the line of said property, N. 52-29 E. 117.42 feet to a stake; running thence N. 40-08 W. 305.51 feet to a stake on Roper Mountain Road; running thence with said Road, S. 32-02 W. 50 feet and S. 28-12 W. 75 feet to the point of beginning.

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing .6 acres, more or less, located on the Southeastern side of Roper Mountain Road, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeastern side of Roper Mountain Road, running thence with said Road, N. 24-34 E. 100 feet to a stake; running thence S. 40-08 E. 257.16 feet to a stake in the line of the Property of Greenville Waterworks; running thence with the line of said property, S. 52-29 W. 113.75 feet to a concrete monument on Tricentennial line; running thence with said line, N. 40-08 W. 200 feet to the beginning corner, excepting a tract of land 30'0" by 30'0" on the Southeast corner of the above mentioned property, which has been leased to Microwave Communications of America, Inc.

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