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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

This Lease executed this the 19th day of April, 1971, by and between C. Dan Joyner, hereinafter referred to as "Lessor", and Robert L. Watkins, Jr. and Tamara A. Watkins, hereinafter referred to as "Lessees",

WITNESSETH:

That in consideration of the rent reserved and the mutual covenants and agreements herein contained, the Lessor does hereby demise and lease unto the Lessees, upon the terms and conditions herein set forth, for a period of forty (40) years, commencing on the date of this lease, the following described real estate:

"All those certain pieces, parcels, or lots of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots Nos. 8, 9, 10, 11, 12 and 7, Block G of a subdivision known as Property of Chapin Spring Land Company according to a plat thereof prepared by R. E. Dalton, dated May 1917, and recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 41 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the corner of Rose Avenue and Houston Street and running thence with the southern side of Rose Avenue, S. 88 W. 187.6 feet to an iron pin in the line of Lot 6 and running thence with the joint line of Lots 6 and 7, S. 2-0 E. 120 feet to an iron pin in the line of Lot 12; running thence with the line of Lot 12, S. 2-0 E. 130 feet to an iron pin on the northern side of Lucille Avenue, now known as Watts Avenue; running thence with the northern side of said Watts Avenue, along the lines of Lots 12 and 11, N. 88-0 E. 170.2 feet to an iron pin at the intersection of Watts Avenue and Houston Street; running thence with the western side of Houston Street, N. 2-0 E. 250.4 feet to the point of beginning.

ALSO: All those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as part of Lots Nos. 2 and 6, Block G, of a subdivision known as Property of Chapin Spring Land Company according to a plat thereof prepared by R. E. Dalton, dated May 1917, recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 41 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southeast corner of the intersection of Church Street and Rose Avenue, and running thence with Rose Avenue, N. 88-00 E. 51 feet to an iron pin at the corner of Lots Nos. 6 and 7; running thence along the joint line of said lots, S. 2-0 E. 46 feet to a point; running thence S. 88-00 W. 79 feet, more or less, to an iron pin on the easterly side of Church Street right-of-way; running thence with the eastern side of the Church Street right-of-way, N. 25-32 E. 51.8 feet, more or less, to the point of beginning; LESS that portion of land taken for Church Street right-of-way;

The parties hereto for themselves and their respective heirs and assigns do hereby covenant and agree as follows:

1. RENT RESERVED. Lessor hereby reserves and Lessees covenant and agree to pay to the Lessor as the total rental for said premises the sum of \$ 360,000.00 to be paid in monthly installments of \$ 750.00 due on the first day of each month. Said rental to begin the first day of July, 1971. ~~and the first monthly payment~~

(Continued on next page)

For Assignment of Lease See Deed Book 938 page 471