

Laurens Street and the Northern right-of-way of West Washington Street; thence with said Northern right-of-way of West Washington Street N. 69-52 W. 25.98 feet to a point; thence continuing with said right-of-way of West Washington Street N. 69-01 W. 170.66 feet to the point of beginning.

The above-referred to plat is recorded in the Greenville County RMC Office in Book 4J, Page 141.

Together with all rights-of-way or of use, servitudes, licenses, tenements, hereditaments, appurtenances and easements now or hereafter belonging or appertaining to any of the foregoing.

2. Term. The term of this lease shall consist of the following two periods:

(a) A period, hereinafter referred to as Period A, which shall begin on April 1, 1971, and end on the earlier of (1) the date three years thereafter, or (2) the date of completion of the buildings and improvements required to be constructed by Lessee on the leased premises. The date of completion of construction of buildings and improvements shall be certified in writing by the McPherson Company, Engineers & Architects, Greenville, South Carolina.

(b) A period, hereinafter referred to as Period B, which shall begin immediately after the expiration of Period A and end on the date 75 years thereafter.

The conditions, covenants and agreements contained in this instrument shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors and assigns. All covenants and agreements of this instrument and said lease shall run with the land.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESSES:

Samuel A. Pritchard III
Finney P. Case

THE PEOPLES NATIONAL BANK,
GREENVILLE, SOUTH CAROLINA (SEAL)

By W. H. Calloway
PRESIDENT

And [Signature]
VICE PRESIDENT

Henry B. [Signature]
[Signature]

GREENVILLE PLAZA ASSOCIATES (SEAL)

By [Signature]
General Partner