

The within described property constitutes the northernmost portions of the property conveyed to the Lessor by Malcolm L. Buehler by his deed dated June 12, 1973, and recorded in the R.M.C. Office for Greenville County, in Deed Book 977 at page 11 and by Star Enterprises, Inc., by its deed dated July 2, 1973, and recorded in the R.M.C. Office for Greenville County in Deed Book 978 at page 243.

TO HAVE AND TO HOLD the above described premises, subject, however, to the terms, conditions and covenants expressed and declared in the Lease unto the Lessee, its successors and assigns, for a primary term of twenty (20) years, beginning with the commencement date (as set forth herein and in the Lease), together with two (2) successive ten (10) year optional renewal periods, unless the Lease shall be sooner terminated pursuant to its terms and provisions.

The commencement date of the term of the Lease shall be endorsed on the Lease and shall be the first day of the month following the end of a period of one month after the Lessor shall have completed on the leased premises the building and improvements for use by the Lessee, as contemplated by the Lease.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused these presents to be executed and delivered as of the date and year first above written.

IN THE PRESENCE OF:

Norma Kay Walden
John N. Nunn
 As to Martin, Wright Associates

MARTIN, WRIGHT ASSOCIATES

By *[Signature]*
 And *[Signature]*
 Partners
 As Lessors

Don [Signature]
Garis C. Swidett
 As to J. P. Stevens & Co., Inc.

J. P. STEVENS & CO., INC.

By *[Signature]*
 Executive Vice President
 And *[Signature]*
 Assistant Secretary
 As Lessee

(Continued on Next Page)

0354

4328 EV.3