

DESCRIPTION OF LEASED LAND

(Attached to Lease Agreement dated as of October 1, 1973, between Greenville County, South Carolina, and Conn Organ Corporation, as Lessee)

DESCRIPTION OF LEASED LAND

ALL that piece, parcel or tract of land, consisting of 16.11 acres, situate, lying and being on the southwestern side of Buncombe Road and the southeastern side of Suber Mill Road, near the City of Greer, in the County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Benjamin F. Few, Jr. and Elizabeth F. Penfield near Greer, S. C.," made by C. O. Riddle, RLS, March 30, 1973 (revised May 14, 1973) and recorded in the RMC Office for Greenville County in Plat Book 5A at page 46, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of the right of way of Suber Mill Road, corner of property of Walter W. Dillard, and running thence with the southeastern side of Suber Mill Road N. 58-40 E. 854.1 feet to its intersection with the southwestern side of Buncombe Road; thence with the southwestern side of Buncombe Road S. 33-25 E. 879.5 feet to the corner of property of Mildred S. Dillard; thence with the line of property of Mildred S. Dillard S. 35-01 W. 563 feet to an iron pin, corner of property of Walter W. Dillard; thence with the line of property of Walter W. Dillard N. 49-51 W. 1165 feet to an iron pin on the southeastern side of Suber Mill Road, the point of beginning.

BEING the identical property conveyed to Conn Organ Corporation by deed from Benjamin F. Few, Jr. and Elizabeth Few Penfield, dated May 17, 1973, recorded June 8, 1973, in Deed Book 976, page 319, RMC Office for Greenville County, S. C.

SIZE OF BUILDING TO BE CONSTRUCTED ON LEASED LAND IN TERMS OF SQUARE FOOTAGE: approximately 62,700 square feet.

AMOUNT OF TITLE INSURANCE TO BE OBTAINED PURSUANT TO SECTION 3.3.

\$779,481.00.

RELEASE PAYMENT TO BE MADE FOR RELEASE OF LEASED LAND PURSUANT TO SECTION 11.3: \$7,000 per acre.

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