

BEGINNING at an iron pin located on the southern side of the right-of-way of Academy Street, 205 feet more or less northwest of the intersection of Church Street and Academy Street; thence S. 48-25 W. 175.87 feet to an iron pin; thence S. 48-05 W. 209.57 feet to an iron pin; thence S. 55-11 W. 219.46 feet to an iron pin; thence N. 51-31 W. 233.07 feet to an iron pin; thence N. 1-00W. 188.7 feet to an iron pin; thence N. 11-12 E. 150.13 feet to an iron pin; thence N. 5-01 W. 19.88 feet to an iron pin; thence N. 20-59 W. 1989 feet to an iron pin; thence N. 32-53 W. 20.2 feet to an iron pin; thence N. 41-04 W. 1988 feet to an iron pin; thence N. 47-50 W. 18.56 feet to an iron pin; thence N. 53-50 W. 27.85 feet to an iron pin; thence N. 12-52 E. 37.49 feet to an iron pin; thence S. 74-25 E. 67.3 feet to an iron pin; thence S. 76-14 E. 47.5 feet to an iron pin; thence S 77-51 E. 52.9 feet to an iron pin; thence S. 78-48 E. 246.4 feet to an iron pin; thence S. 76-57 E. 59.0 feet to an iron pin; thence S. 70-34 E. 52.3 feet to an iron pin; thence S. 64-41 E. 55.6 feet to an iron pin; thence S. 58-36 E. 51.3 feet to an iron pin; thence S. 53-15 E. 51.75 feet to an iron pin; thence S. 47-40 E. 50.85 feet to an iron pin which marks the point of beginning.

The premises are more particularly shown on a plat made by Piedmont Engineers, Architects, and Planners, dated March 3, 1974 entitled "Survey for The City of Greenville", and a Topographic Survey entitled "Lewis House Restoration" dated March 19, 1974, Job Number 74-21, Drawing L-1, attached hereto and incorporated by reference.

TERM - SECTION TWO

The term of this lease shall be for fifty (50) years, beginning on the date of execution of this instrument and ending fifty (50) years thereafter, provided, however, refurbishing of the structure shall be completed not later than five years from the date it is located on the premises. In the event of cancellation of this lease for violation of any covenant regarding public access during any term or extension thereof and Lessee is not permitted to continue as tenant, and only in that event, the Lessor shall pay to Lessee the amount such facilities at that time add to the fair market value of such leased real property. Lessee shall be entitled, at its election, to two successive extensions of the original term, each of ten (10) years duration, exercisable during the last year of an expiring term, provided the original structure and any additions thereto are at such time in a condition which permits continued use by the Lessee and public for at least the duration of such extension. In the event that, prior to its location on the premises, the structure known as the "Lewis Home" is destroyed or damaged by act of God, negligence, or other calamity not the fault of Lessee to the extent that it cannot be so located, Lessee shall, at its election, be permitted to lease the premises for at least the original term of fifty (50) years,