

minutes west 140.50 feet to a point; thence leaving the western right of way margin of Spring Street North 69 degrees 54 minutes west 2.54 feet to a point, said point being the POINT & PLACE OF BEGINNING; thence South 20 degrees 06 minutes west 19.25 feet to a point; thence North 69 degrees 54 minutes west 5.0 feet to a point; thence South 65 degrees 04 minutes west 52.57 feet to a point; thence North 69 degrees 54 minutes West 96.83 feet to a point; thence North 39 degrees 54 minutes West 40.42 feet to a point; thence North 20 degrees 06 minutes East 13.86 feet to a point; thence South 39 degrees 54 minutes East 35.52 feet to a point; thence South 69 degrees 54 minutes East 9.37 feet to a point; thence North 65 degrees 04 minutes East 25.27 feet to a point; thence North 20 degrees 06 minutes East 5.76 feet to a point; thence North 65 degrees 04 minutes East 22.63 feet to a point; thence South 69 degrees 54 minutes East 100.0 feet to a point, said point being the POINT and PLACE OF BEGINNING and containing 6,593 square feet or 0.15 acres.

and also the right to ingress and egress to Spring Street over the 19.25 feet eastern boundary of the premises as shown by said plat, and to Brown Street over the 13.86 feet western boundary.

TERM

To have and to hold the said premises unto the Tenant for a term of forty years conditioned, however, upon full compliance with all the terms and conditions hereinafter set forth.

Said term shall commence upon the issuance of a certificate of beneficial occupancy by the project architect for the City of Greenville and end forty years thereafter unless sooner terminated as herein provided.

FIXED RENT

The Tenant shall pay as rent for the demised premises the sum of One Dollar (\$1.00) per year for each and every year during the term of this lease. The payments shall be made in advance on the first day of each lease year at the office of the Landlord or to such agent and at such place as Landlord shall designate.

HOLDING OVER

Upon the expiration or other termination of the term of this Lease, Tenant shall quit and surrender to the Landlord the demised premises broom clean and in good order and condition (ordinary wear and tear excepted), and the Tenant shall remove all of its personal property. In the event that Tenant holds over after