

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

For True Consideration See Affidavit

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MEMORANDUM OF LEASE

This Memorandum of Lease dated August 15, 1974, by and between STEPHEN G. JONES and DENNON O. JONES, hereinafter referred to as LANDLORDS, and ROBERT R. WALLACE, G.M.D. and PAUL E. PUNDBERG, D.M.D., hereinafter referred to as TENANTS,

W I T N E S S E T H:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations and in further consideration of the rents reserved and the covenants and conditions more particularly set forth in a certain Lease Agreement between the Landlords and the Tenants dated August 15, 1974, the Landlords and the Tenants do hereby covenant, promise and agree as follows:

The Landlords do hereby lease to the Tenants and the Tenants do take from the Landlords for the term hereinafter provided and any extensions thereof, the following described property:

All that piece, parcel or lot of land situate, lying and being on the southern side of Lowndes Hill Road in the County of Greenville, State of South Carolina, being shown and designated as .18 acres on a plat of Pelham Pointe, a Partnership, prepared by Enwright Associates, Engineers, dated May 31, 1974 and being described according to said plat, more particularly, to-wit:

Beginning at an iron pin on the southern side of Lowndes Hill Road, which iron pin is 224.2 feet from the proposed intersection of Pointe Circle and Lowndes Hill Road and running thence along said Road N. 51-03 E. 10 feet to an iron pin; thence S. 28-16 E. 125 feet to an iron pin; thence N. 55-03 E. 15 feet to an iron pin; thence S. 52-15 W. 10 feet to an iron pin; thence S. 52-15 W. 100 feet to an iron pin; thence N. 23-10 W. 75 feet to an iron pin; thence N. 52-03 E. 75 feet to an iron pin; thence W. 20-16 W. 125 feet to an iron pin, the point of beginning.

The lease term shall commence on November 1, 1974. The lease term shall terminate fifteen (15) years after the commencement thereof provided, however, that the Tenants are granted the right to lease the premises for an additional period upon such terms and conditions as may be mutually agreed upon between the parties at that time; provided, how-

