

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 29th day of August, 1974, by and between NATURALAND TRUST, an eleemosynary corporation organized and existing under the laws of the State of South Carolina, hereinafter called "Lessor", and DAN E. BRUCE, THOMAS S. BRUCE and JAMES E. JONES, JR., all residents of Greenville County, South Carolina, hereinafter collectively called "Lessee".

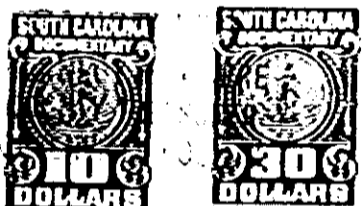
WITNESSETH:

CONSIDERATION AND PREMISES

1. In consideration of the rent hereinafter reserved and the agreements hereinafter contained to be observed and performed by the Lessor and the Lessee, Lessor has leased, demised and let, and does by these presents lease, demise and let, to the Lessee the following described real property:

S. 49.24

All of the Lessor's right, title and interest, being an undivided Fifteen One-Hundredths (15/100ths) interest in and to the following described property:



All that certain piece, parcel or lot of land containing 2.01 acres, situate, lying and being on the western side of South Pleasantburg Drive (S. C. Highway 291) in the County of Greenville, State of South Carolina, being shown on plat entitled "Property of Dan E. Bruce, et al", revised August 26, 1974, by Dalton & Neves Co. and having according to said plat, the following metes and bounds, to-wit:



BEGINNING at a point on the western side of South Pleasantburg Drive, which point is located 400 feet south of the intersection of the western side of South Pleasantburg Drive with the southern side of Cleveland Street, and running thence S. 84-32 W. 250 feet along the line of property of R. E. Ingold to a point in the line of property of Greenville Country Club; thence along the line of property of Greenville Country Club, S. 5-28 E. 350 feet to a point on the south side of a Proposed Common Drive, located in its entirety on the described property; thence along the south side of said Proposed Common Drive, N. 84-32 E. 250 feet to a point on the western side of South Pleasantburg Drive, thence along the western side of South Pleasantburg Drive, N. 5-28 W. 350 feet to the point of beginning.



Lessor hereby warrants that Lessor has the unrestricted right and authority to lease said demised premises for the term hereof. Lessee covenants that it will construct on said premises an office building to be erected in accordance with Restrictive Covenants applicable to said property recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 993, at Page 595.



TERM

2. TO HAVE AND TO HOLD the above described real estate with all the rights, privileges, easements and appurtenances thereunto attaching during the term of thirty-five (35) years, commencing on the 1st day of September, 1975, and ending on the 31st day of August, 2010, paying the rent herein provided

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