

STATE OF SOUTH CAROLINA)
)
)
COUNTY OF GREENVILLE)

LAND LEASE AGREEMENT
and
OPTION TO PURCHASE

This LEASE made and entered into at Columbia, South Carolina, this 24 day of June 1976, by and between JEFF D. HUNT, Lessor, and HUNT DEVELOPMENT CO., INC., a South Carolina corporation, hereinafter called the Lessee.

The Lessor and the Lessee, for and in consideration of the keeping by the parties of their respective obligations hereinafter contained, as well as for \$1 and other valuable considerations paid in hand simultaneously with the execution and delivery of this Lease, receipt whereof is hereby acknowledged, agree as follows:

Article 1

1.1 Lessor's demise. Upon the terms and conditions hereinafter set forth, and in consideration of the payment from time to time by the Lessee of the rents hereinafter set forth and in consideration of the prompt performance continuously by the Lessee of each and every one of the covenants and agreements hereinafter contained, the performance of each and every one of which is declared to be an integral part of the consideration to be furnished by the Lessee, the Lessor does lease and demise to the Lessee and the Lessee does hereby lease of and from the Lessor, that certain parcel of real property, containing approximately fourteen (14) acres, situated in the County of Greenville, near the town of Mauldin, South Carolina, such property being hereinafter called the premises and being more particularly described in Exhibit A attached hereto.

1.2 Conditions. The demise is likewise made subject to the following: (a) Conditions, restrictions, and limitations, if any, there be now appearing of record; (b) Zoning ordinances of any municipality, the County of Greenville, State of South Carolina, and any other governmental body now existing or which may hereafter exist

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