

STATE OF SOUTH CAROLINA)
 : LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS LEASE AGREEMENT, made and entered into this the 1st day of February, 1977, by and between Alvin Trammell, hereinafter referred to as the "Lessor", and Mack Turner, hereinafter referred to as the "Lessee", whereby it is agreed as follows:

FIRST: That the Lessor does hereby lease unto the Lessee the following described premises:

All that certain lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the north-west side of U. S. Highway #29, having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwesterly side of the right of way of U. S. Highway #29, at corner of property of Taylors Fire and Sewer District, and running thence with the northwesterly side of said property, S. 50-30 W. 150 feet to an iron pin; running thence N. 39-38 W. 152.47 feet to an iron pin; running thence N. 50-30 E. 150 feet to an iron pin at corner of Taylors Fire and Sewer District property; running thence with Taylors Fire and Sewer District property S. 39-38 E. 152.47 feet to the point of BEGINNING.

SECOND: The premises above described are leased for a period of ten (10) years from the 1st day of February, 1977, and said lease to terminate on the 1st day of February, 1987. The Lessee agrees to pay to the Lessor as rental for said premises as follows:

Payable One Thousand and No/100 (\$1,000.00) Dollars monthly, commencing February 1, 1977.

THIRD: It is hereby agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants on the part of the Lessee, it shall be lawful for the Lessor to re-enter said premises and to have, possess and enjoy again.

FOURTH: The Lessee covenants with the Lessor to pay the rents as herein specified; that the Lessee will not assign or underlet the whole or any part of the premises without written permission of the Lessor, nor will the Lessee make any alterations therein without the written consent of the Lessor.

HENRY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.

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