

PARCEL B: ALL that certain piece, parcel or lot of land located, lying and being in the County of Greenville, State of South Carolina lying on the western side of Edwards Mill Road and having, according to a survey prepared for Small and Aughtry by Arbor Engineering, dated April 20, 1977 revised June 6, 1977, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the western side of the right of way of Edwards Mill Road at the joint corner of the within tract and property of First Federal Savings and Loan Association of Greenville, South Carolina and running thence S. 52-44-07 W., 139.25 feet to a point; thence N. 25-18-51 W., 101.72 feet to a point, the joint rear corner of the within tract and property of Elizabeth E. Cunningham; thence N. 70-03-11 E., 154.30 feet to an old iron pin on the western side of the right of way of Edwards Mill Road; thence with the right of way of said road S. 09-02-00 E., 60.90 feet to an old iron pin, the point and place of beginning.

THIS is the identical property conveyed to Donivan P. Dempsey by deed of First Federal Savings and Loan Association of Greenville, South Carolina, recorded May 20, 1977, in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1057 at Page 22.

TO HAVE AND TO HOLD the Demised Premises for the term of twenty-five (25) years, commencing on the 30th day of September, 1977, and ending on the 30th day of September, 2002, all upon the same rents, terms, covenants and conditions as more fully set forth in the written Lease Agreement and Addenda thereto referred to above.

Tenant is granted the option to extend the term of this lease for two (2) consecutive and additional terms of five (5) years each, the first such extended term to begin on September 30, 2002.

IN WITNESS WHEREOF, the Landlord and Tenant have caused these presents to be duly executed this the 22nd day of July, 1977.

IN THE PRESENCE OF:

James C. Blakely, Jr.

Jan E. McNamee
As to Landlord

James C. Blakely, Jr.

Jan E. McNamee
As to Tenant

Donivan P. Dempsey
Donivan P. Dempsey,
Landlord

Robert S. Small, Jr.
Robert S. Small, Jr.,
Tenant