

ALSO: 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 on the western edge of the right of way of Edwards Mill Road at the joint front corner of the within tract and other property belonging to Dorothy E. Cunningham and running thence S. 09-01-30 E., 105.0 feet to an old iron pin; thence S. 70-19-40 W., 191.15 feet to a point; thence N. 25-18-51 W., 148.95 feet to an old iron pin; thence N. 81-49-24 E., 34.51 feet to an old iron pin; thence N. 81-36-16 E., 195.14 feet an old iron pin, the point and place of beginning.

THIS is a portion of the property conveyed to Dorothy Edwards Cunningham by deed of Huskey Construction Company, Inc. recorded February 28, 1973, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 968 at Page 414.

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. McCune
As to Landlord

James C. Blakely, Jr.

Jan E. McCune
As to Tenant

Dorothy E. Cunningham
Dorothy E. Cunningham
Landlord

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