

said Five (5) year rental period in Sixty (60) monthly installments due and payable in advance on the first day of each month in the amount of One Hundred Fifty and 00/100 (\$150.00) Dollars each.

How. Option to renew RBA 3/81
b. The ~~lease~~ the lease for a second Five (5) year period shall be at such rental rate as shall be negotiated by the Lessor and Lessees at such time, and shall be computed by applying the rate of inflation and the cost of living increase between November 1, 1978 and October 31, 1983, to the present monthly rental rate of One Hundred Fifty and 00/100 (\$150.00) Dollars per month.

c. Lessor reserves the right of ingress and egress across the subject property from Edgemont Avenue across the existing road situate on such leased property to his property located to the northwest of the leased property.

All of the rest and remainder of such lease as above described is specifically incorporated herein as if fully set forth and made part of the Renewal Agreement by reference thereto.

The property which is the subject of this lease is described as follows:

All of that lot of land in the County of Greenville, State of South Carolina being the greater portions of Lots Nos. 31 and 30 on plat of Riverside Farms, recorded in Plat Book K, Page 101, and being more clearly shown on plat entitled Property of Harvey C. Watson, dated October 8, 1968, prepared by Erwright Associates and having according to the last mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Edgemont Avenue, at the corner of Larry Pressley, which iron pin is situate 75 feet east of the joint front corner of Lot Nos. 30 and 31; thence N. 25-15 E. 149.8 feet; thence S. 63-45 E. 72 feet to an iron pin; thence N. 24-11 E. 136.9 feet; thence S. 63-45 E. 3 feet to an iron pin; thence N. 27-17 E. 185.7 feet; thence N. 54-11 W. 329.6 feet; thence S. 29-10 W., 527.7 feet to an iron pin on the northern side of Edgemont Avenue; thence with said Avenue, S. 63-45 E. 281.35 feet to the point of beginning and containing 5 acres, more or less.

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IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 1st day of November, 1978.

WITNESSES:
[Signature]

[Signature]
Harvey C. Watson, Lessor (SEAL)

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