

FILED
GREENVILLE CO. S. C.
MAR 13 2 32 PM 1979
LEWIS S. TAMERSON
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EXHIBIT C

GROUND LEASE

THIS GROUND LEASE made this 14th day of February, 1979 by and between David Balentine and W. Cullen Balentine, hereinafter referred to as Lessors, and Balentine Brothers, Inc., a South Carolina corporation, hereinafter referred to as Lessee, is made with reference to the following facts:

A. Lessor is the sole owner of certain real property located in Greenville, South Carolina, described or depicted on Exhibit "A" attached hereto and incorporated herein by this reference, and hereinafter referred to as the "demised premises".

B. Lessor is desirous of leasing the demised premises to Lessee upon the terms and conditions hereinafter set forth.

WITNESSETH:

Upon the terms, conditions, performance and agreements, singularly and collectively which are herein contained, and which are to be kept and performed by the Lessee, Lessor does hereby lease, demise and let to Lessee, and Lessee does hereby hire and take from Lessor the demised premises. Lessee will at its own expense procure a survey of the demised premises to show the exact dimensions thereof.

TO HAVE AND TO HOLD said premises for the period commencing on the Beginning Date and ending ten (10) years thereafter, unless sooner terminated as herein provided and upon the terms, conditions, provisions and covenants set forth and contained in this lease. Possession of the demised premises shall be given to Lessee on the first day of said lease term.

ARTICLE I

Terms; Options

The term of this lease shall begin on March 31, 1979.

ARTICLE II

Rental

The Lessee hereby covenants with the Lessor that it will pay to the Lessor, at such place as the Lessor may designate in writing, an annual rental of one (\$1.00) Dollar.

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