

LEATHERWOOD, WALKER, TODD & BROWN
GREENVILLE, S. C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
JULY 19 1979
ERSLEY LEASE AGREEMENT

THIS INDENTURE OF LEASE made and entered into this 20th day of July, 1979, by and between Evelyn G. Alexander, Roger S. Alexander and William J. Alexander, III (same as William J. Alexander, Jr.), hereinafter referred to as "Lessors", and Edward M. Sanders, hereinafter referred to as "Lessee",

W I T N E S S E T H :

WHEREAS, Evelyn G. Alexander as life tenant and Roger S. Alexander and William J. Alexander, III (referred to in his father's Will as William J. Alexander, Jr.) as remaindermen are the owners of certain parcels of land in Mauldin, South Carolina, previously leased to Lessee; and

WHEREAS, the parties agreed that Lessors would construct a building and certain other improvements on the demised premises and that the terms and conditions of the Lease would be modified accordingly by the execution of a new Lease Agreement;

NOW, THEREFORE, in consideration of the rentals, covenants and conditions hereinafter set forth, and intending to be legally bound thereby, Lessors and Lessee do hereby covenant and agree as follows:

1. Lease of Premises: Lessors do hereby lease and demise to Lessee, and Lessee does hereby take and hire from Lessors, upon and subject to the terms, conditions, covenants and provisions hereinafter set forth, the following two parcels of land, together with all improvements thereon:

(a) A lot on the East side of the right-of-way of U.S. Highway 276, in the town of Mauldin, County of Greenville, State of South Carolina, which is designated on the County Block Books as Map M2.1, Block 5, Lot 8. According to a plat entitled "Property of T. C. and W. J. Alexander" recorded in Plat Book AA, Page 125, this lot has the following metes and bounds: Beginning at the Northeast corner of the intersection of U.S. Highway No. 276 and Jenkins Street, and running with U.S. Highway No. 276 N. 17-57 W. 156.4 feet to an iron pin; thence N. 74-51 E. 79.6 feet to an iron pin; thence S. 15-00 E. 158.0 feet to an iron pin on Jenkins Street; thence with Jenkins Street S. 76-26 W. 71.3 feet to the point of beginning.

(b) A lot adjoining the above-described lot and designated on the County Block Books as Sheet M2.1, Block 5, Lot 9. According to the above-referenced plat, this lot has the following metes and bounds: Beginning at a point on U.S. Highway No. 276, joint corner with the above-described lot, and running thence N. 17-57 W.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
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