

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS LEASE AGREEMENT, entered into this 18th day of July, 1980, by and between MILFORD D. KELLY, hereinafter referred to as "LESSOR", and DONALD W. HANST, hereinafter referred to as "LESSEE":

W I T N E S S E T H :

For and in consideration of the mutual terms and conditions stated hereinabove and hereinafter, the parties hereto agree as follows:

1. Lessor does hereby grant, bargain and lease unto Lessee the following described realty:

All that piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and situate, lying and being on the south side of Laurens Road and being shown on a plat of Property of Milford D. Kelly by C. O. Riddle dated June 30, 1976, and being more fully described according to said plat as follows:

Beginning at a point on said plat, joint front corner of Milford D. Kelly and Church of God, and running thence along Laurens Road N. 62-28 W. 100 feet to a point; thence running S. 27-32 W. 200 feet to a point; thence running S. 51-13 E. 77.08 feet to a point; thence running N. 45-08 E. 80.8 feet to a point; thence running N. 27-31 E. ~~238~~ ¹³⁸ feet to the point of beginning.

A copy of said plat is attached and made a part of this Lease Agreement.

2. In addition to the realty stated hereinabove, the Lessor agrees to construct thereon improvements according to the plans and specifications attached hereto, initialed by the parties.

3. The lease term shall be for a period of five (5) years, commencing when occupancy of the improvements is available to Lessee, and run for a period of five years therefrom.

4. It is agreed between the parties that in the event the improvements to be constructed upon the premises by Lessor are not completed and ready for occupancy by Lessee within sixty (60) days from the date of this agreement, that Lessee shall have the option to cancel this lease agreement in its entirety.

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