

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

1144-610
S.C.
FIRST AMENDMENT TO LEASE/AGREEMENT
SLEY

Heretofore on or about January 15, 1980, a certain Ninety-Nine Year Lease and Agreement was entered into between ALETHEA F. PATE, a/k/a Alethea Fennell Pate, a widow of Greenville, South Carolina ("Lessor") as represented by her sons, Wallace F. Pate, Sr. and William H. Pate, Jr., who jointly hold general power of attorney for Lessor (said Power of Attorney has been recorded on December 11, 1979 in the Greenville County RMC office in Deed Book 1117 at Page 147) and the J. E. SIRRINE COMPANY, a South Carolina Corporation with its principal place of business in Greenville, South Carolina ("Lessee").

For and in consideration of mutual covenants and agreements the parties do hereby mutually agree as follows:

1. That all terminology in this Amendment has the same meaning as found in the basic Agreement referred to hereinabove.

2. That Greenville County Council has adopted a zoning ordinance changing the zoning classification to permit office use (O-D) on a substantial portion of the property referred to in said Agreement and such action by County Council meets the conditions precedent and requirements set forth in the original Agreement.

3. That the restrictions and covenants as stated in the Declaration of Restrictions attached to the Agreement shall be applied from this date hence until expiration thereof to the premises and to that portion of Pate Homestead Tract B which is not presently under and subject to restrictive covenants. The Declaration of Restrictions shall apply to all development on said tracts by Lessor, Lessee and third parties. Approximately Thirteen (13) acres of Pate Homestead Tract B is presently under and subject to restrictive covenants contained in a Deed to Alethea F. Pate. When said restrictive covenants as contained in said Deed to Alethea F. Pate expire, terminate, or cease to apply to the Thirteen (13) acre tract, the restrictive covenants as stated in the Declaration of Restrictions shall then apply to that Thirteen (13) acre tract (less, however, that portion of said tract which still remains zoned R-20 or other than O.D). It being understood, however, that upon the changing of the zoning to O.D. that such portion of the Thirteen (13) acre tract shall then become subject to the said restrictive covenants. The restrictions and covenants as stated in the Declaration of Restrictions shall only apply to the development of Pate Homestead Tract A by third parties as that term is defined in the Agreement.

4. That it is specifically understood and agreed that all terms and conditions in the Agreement concerning rezoning, including but not limited to Item FIRST of Article VII have been fully met. A strip of land immediately adjacent to Roper Mountain Road and Pelham Road which strip

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