

80 feet 4½ inches east of the northeast corner of Coffee and Richardson Streets, and running thence with the center of said wall N. 21-44 E. 70 feet 4 inches to a point on an alley; thence along said alley on the north side of the wall S. 48-12 E. 25 feet 8 inches to a point on the west face of the wall; thence along the west face of said wall S. 22-12 W. 61 feet 2 inches to a point on the north side of Coffee Street; thence along the north side of Coffee Street N. 69-10 W. 23 feet 7½ inches to the point of beginning.

Also, all right, title and interest of, in and to that certain piece, parcel or strip of land in the City of Greenville, County of Greenville, State of South Carolina, known and designated on amended plat of Property of Mrs. M. J. Wharton recorded in Plat Book H, Page 249 as Section F, lying immediately to the rear of Lot 11, as shown on said plat.

Also, all that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in the City of Greenville, located on the north side of West Coffee Street, being known and designated as Lot 10 as shown on amended plat of Property of Mrs. M. J. Wharton made on July 14, 1934, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H, Page 249, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the north side of West Coffee Street in a 12-inch brick wall, which point is located 59 feet 6½ inches from the northeast corner of Coffee Street and Richardson Street, and running thence N. 21-44 E. 65 feet to a point on an alley; thence with said alley S. 83-30 E. 21 feet 6 inches to a point on said alley, which point is the center of a 17-inch brick wall; thence with the center of said brick wall S. 21-44 W. 70 feet 4 inches to a point on the north side of West Coffee Street in the center of said wall; thence with the north side of West Coffee Street N. 69-10 W. 20 feet 10 inches to the point of beginning.

Also, all that certain other piece, parcel or strip of land in the City of Greenville, County of Greenville, State of South Carolina, known and designated on an amended plat of Property of Mrs. M. J. Wharton dated July 14, 1934, recorded in the RMC Office for Greenville County in Plat Book H, Page 249 as Section G, lying immediately to the rear of Lot 10 as shown on said plat.

Together with all rights, title and interest which the Lessors may now have or hereafter acquire in and to those portions of West Coffee Street, North Laurens Street and Buncombe Street which abut on any of the above described properties.

- (b) All buildings, structures and other improvements now or hereafter located on the above described land; and
- (c) All rights-of-way or of use, servitudes, licenses, tenements, hereditaments, appurtenances and easements now or hereafter belonging or pertaining to any of the foregoing.

2. Term: The term of this lease shall be for 99 years commencing on September 1, 1970, and ending on August 31, 2069, both dates inclusive, unless sooner terminated as herein provided.

3. Rent: The Lessee shall pay to the Lessors during the term of this lease a net annual rental as follows:

- (a) For the period commencing September 1, 1970, and expiring