

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

S. C.

LEASE AGREEMENT

Vol. 1171 p. 530

KEY

THIS LEASE AGREEMENT made and entered into this 4th day of August, 1982, by and between James W. Knox, Jr., hereinafter referred to as Lessor, and Foster McKissick, George B. Nalley, Blake P. Garrett, William R. Timmons, Jr., David H. Garrett, and Melvin K. Younts, hereinafter referred to as Lessees;

Lessor and Lessees, for and in consideration of the keeping by the parties of their respective obligations hereinafter contained, as well as for One and no/100 (\$1.00) Dollar and other valuable considerations paid in hand simultaneously with the execution and delivery of this lease, receipt whereof is acknowledged, agree as follows:

WITNESSETH:

1. Property. That the Lessor does hereby lease and demise to Lessees for the consideration and in accordance with the terms and conditions hereinafter expressed the following described property, to-wit:

All of that parcel or tract of land located in the northwest quadrant of the intersection of Interstate Highway 85 and South Carolina Highway 14 in Chick Springs Township, Greenville County, South Carolina, more particularly described as follows:

Commence at a right of way monument at the northwest corner of the intersection of Interstate Highway 85 and State Highway No. 14 running thence with the line of the right of way for Interstate Highway 85 South 53 degrees 25 minutes West with an arc distance of 200 feet and a chord line distance of 199.98 feet to the POINT OF BEGINNING of the parcel herein conveyed; continue thence with the line of the right of way for Interstate Highway 85 South 50 degrees 01 minutes West 210.2 feet to an old iron pin; thence leaving said right of way line North 65 degrees 11 minutes West 598.7 feet to an old iron pin; thence South 41 degrees 12 minutes West 126.0 feet to an old iron pin; thence North 48 degrees 54 minutes West 221.3 feet to an old nail in the center of Phillips Road; thence with the center line of Phillips Road North 34 degrees 22 minutes East 335.6 feet to an old nail thence leaving Phillips Road South 55 degrees 37 minutes East 400.5 feet to an old iron pin; thence North 84 degrees 58 minutes East 357.1 feet to a new iron pin; thence South 00 degrees 48 minutes East 150.2 feet to a new iron pin; thence South 37 degrees 45 minutes East 125.0 feet to the POINT OF BEGINNING.

2. Terms. That the terms of this lease shall commence on August 4th, 1982 and shall terminate on July 31, 2002.

3. Options. Lessees shall have the option to purchase the aforesaid demised property from Lessor at any time during the term of this lease for the sum of Two Hundred Thousand and no/100 (\$200,000.00) Dollars cash paid to Lessor, provided, however, that Lessees shall give thirty (30) days written notice of the desire to exercise said option. In connection with a sale pursuant to such option Lessor shall in no way be responsible for the satisfaction of any mortgages, judgements, charges, assessments, levies or burdens placed upon the demised

0.53.0

Handwritten:
Foster
9/7/82

4328 RV.21