

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

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LEASE AGREEMENT

This lease agreement executed in duplicate and entered into this 18<sup>th</sup> day of August, 1982, by and between A. W. Askins, The Citizens & Southern National Bank and Betsy A. Humphries as Trustees and Executors under the Will of Elizabeth Allen Askins, and A. W. Askins, individually and as Trustee under Trust Agreement dated September 1965 referred to in deed recorded in Deed Book 800, Page 471, Greenville County RMC Office, hereinafter referred to as Landlords, and Coffee St. Realty Co., a South Carolina corporation, hereinafter referred to as Tenant,

W I T N E S S E T H :

I.

Subject to the terms and conditions herein contained, the Landlords hereby lease to Tenant and Tenant hereby rents from Landlords the following described premises:

All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, State of South Carolina, on the northern side of North Irvine Street, as shown on plat of Property of Frank M. Daniels, dated August, 1945, prepared by Dalton & Neves, Engineers, and recorded in the R.M.C. Office for Greenville County in Plat Book E, at Page 1, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of North Irvine Street, said iron pin being N. 20-35 E. 102.3 feet from the northwestern corner of the intersection of North Irvine Street and East Coffee Street, and running thence with the northern side of North Irvine Street, N. 20-35 E. 52 feet to an iron pin on the northern side of North Irvine Street; thence N. 69-42 W. 101 feet to a point; thence S. 21-00 W. 49.7 feet to an iron pin, corner of property of Coffee St. Realty Co.; thence with the line of Coffee St. Realty Co., S. 68-23 E. 101.3 feet to an iron pin on the northern side of North Irvine Street, the point of beginning.

for the purpose of parking automobiles and other vehicles, and for all uses incident thereto.

II.

The term of this lease shall begin on the 1st day of September, 1982, and shall extend for a period of five years and shall terminate on the 31st day of August, 1987.

LEATHERWOOD, WALKER, TODD & MANN

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