

along property now or formerly of Ernest S 23-25
W 276.5 feet to an old iron pin; thence along
property now or formerly of Jordan and Ellison
N 70-34 W 476.6 feet to an old iron pin; thence
along property now or formerly of Jordan N 70-36
W 302.6 feet to an old iron pin on the right of
way of Piedmont Highway S.C. 20, being the point
of beginning.

and

WHEREAS, the parties hereto desire that the building and
improvements be constructed on the land according to the plans and
specifications of Roy Takei of Los Angeles, California, which have
been approved by the parties hereto, and

WHEREAS, the parties wish to provide for the lease of the
land, building and improvements by the Landlord to the Tenant;

NOW, THEREFORE, in consideration of the foregoing and of the
mutual covenants hereinafter set forth, the parties do hereby
agree as follows:

1. Construction. Landlord shall construct on the land as
expeditiously as possible (subject only to delays beyond their
reasonable control) the building and improvements above-described,
adhering to the plans and specifications thereof and to proper and
adequate standards of construction. Landlord shall obtain
substantial completion of the building and improvements on or
before January 31, 1984. Should such completion not occur before
such date, Landlord will pay Tenant as liquidated damages the sum
of \$100 per day until such completion and Tenant shall have no
other remedy. Landlord shall be deemed to have substantially