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GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
JAMES W. WILKINSLEY )  
R.M.C. )  
LEASE AGREEMENT

LOLLIE G. GIBSON and D. B. FLEMING, LESSORS, in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain and lease unto WALTER FILLINSKY, LESSEE, for the following use, via: General wood working, furniture building, furniture finishing, spray painting and art studio the left one-half of building located on Highway 253 (Sandy Flat Rd.; first building on left pass Darby Rd. crossing) on the following described land:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Chick Springs Township, on the Westerly side of Sandy Flats Road and being shown as that portion of the property of James C. Dawkins on a plat prepared by Campbell & Clarkson, Surveyors, on May 22, 1973, and further shown on a plat of property of James C. Dawkins, dated November 17, 1975 and prepared by Enwright Associates, Inc., and having according to said plat, metes and bounds, to-wit: BEGINNING at a new spike in the center of Sandy Flats Road, also known as Highway No. 253, and running thence S. 3-59 W. 349.75 feet to a new spike in the center of said Road; thence turning and running along the joint line of property herein and property now or formerly of Turner, S. 73-41 W. 28.58 feet to an iron pin; thence continuing along said line, S. 73-41 W. 52.72 feet to an iron pin; thence turning and running N. 6-51 W. 241.83 feet to an iron pin; thence turning and running N. 44-54 E. 185.83 feet to a spike in the center of Sandy Flats Road, the point of beginning. This is the same property conveyed to Lessors by deed dated February 25, 1983 and recorded in the Greenville County RMC Office on March 9, 1983 in Deed Book 1184, at Page 80.

for the term of twelve (12) months and the said Lessee, in consideration of the use of said premises for the said term, promises to pay the said Lessor the sum of Two Thousand Four Hundred and no/100ths (\$2,400.00) Dollars per year payable \$200.00 per month with first and last month payable at signing on or before December 7, 1983

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