

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS INDENTURE OF LEASE dated the 1st day of May, 1971,
by and between Malcolm H. Squires, William H. Squires, Mary S. Doughman
and Nona S. Sessions, hereinafter referred to as Landlord, and D. B.
Carter Lot No. 3, Inc., hereinafter referred to as Tenant:

W I T N E S S E T H:

In consideration of Ten and No/100 (\$10.00) Dollars, other good
and valuable consideration, and the mutual covenants contained herein, and
intending to be legally bound hereby, Landlord and Tenant hereby agree with
each other as follows:

Section 1. Premises: Landlord hereby leases and lets to Tenant,
and Tenant hereby takes and hires from Landlord, upon and subject to the
terms, conditions, covenants and provisions hereof, all that certain tract,
piece or parcel of land, situate in the County of Greenville, State of
South Carolina at the southeastern corner of the intersection of Easley
Bridge Road and Texas Avenue, said lot having a width of 160 feet on Easley
Bridge Road and a width of 237.7 along Texas Avenue, and shown as Lots 2,
3 and 4 of Section 3 on Sheet 228 of the Block Book for Greenville County,
and being property described in deeds recorded in Deed Books 37-461 and
882-423 in the R. M. C. Office for Greenville. Conveyance is made together
with any and all improvements, appurtenances, rights, privileges and ease-
ments benefiting, belonging or pertaining thereto; (all the foregoing here-
inafter sometimes referred to as the "demised premises" and sometimes re-
ferred to as the "premises").

Section 2. Term: The primary term of the lease shall be five
(5) years from May 1, 1971. The Tenant shall have two successive options
to extend the term of this lease for a period of five (5) years each. The
options to extend this lease may be exercised by the Tenant by sending the
Landlord written notice of such exercise thirty (30) days prior to the
expiration of the operable term. Notice to be in accordance with Section
12 of this Lease.



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GREENVILLE COUNTY CLERK
JAN 13 2 21 PM '71
OLLIE FAYNE SMITH
R.M.C.