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STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

OLLIE FARNSWORTH
 R.M.C. LAND AND BUILDING LEASE

THIS INDENTURE made this 12th day of June, 1972, by and between Louis J. Carrere of 5400 Augusta Road in the City of Greenville, State of South Carolina, hereinafter called "Lessor," and C. Eugene Jones and Linda Williams Jones, hereinafter called "Lessees":

WITNESSETH:

Lessor, for and in consideration of the covenants and agreements hereinafter contained, to be kept and performed by Lessees, does hereby lease and demise to Lessees the following described property (hereinafter called the "demised premises") in the town of Mauldin, County of Greenville, State of South Carolina, to-wit:

Premises

All that piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the town of Mauldin, County of Greenville, State of South Carolina, and being known and designated as Tract No. 3, on a plat entitled "Property of Louis J. & Grace S. Carrere" by T. H. Walker, Jr., Registered Land Surveyor, dated July 18, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Laurens Road (U. S. Highway No. 276) at a point 500 feet north of the intersection of Edgewood Drive and Laurens Road (U.S. Highway No. 276), and running thence, S. 87-08 W., 389.3 feet to an iron pin on the eastern side of a natural boundary; thence with the eastern side of said natural boundary, N. 5-24 W., 145.22 feet to an iron pin on the line of property now or formerly owned by Lavinia H. Davis; thence with said line, N. 44-06 E., 105.54 feet to an iron pin on the line of property now or formerly owned by Frank C. Roberts, Jr.; thence with said line, N. 77-49 E., 75.2 feet to an iron pin on the line of property now or formerly owned by T. M. Verdin, Jr.; thence with said line, S. 9-35 E., 150.11 feet to an iron pin; thence with the southern boundary of property now or formerly owned by T. M. Verdin, Jr., N. 77-50 E., 219.13 feet to an iron pin on the western side of Laurens Road (U.S. Highway No. 276); thence with the western side of Laurens Road (U.S. Highway No. 276), S. 8-05 E., 116 feet to the point of BEGINNING;

together with all buildings and appurtenances thereto, including those hereafter to be erected.

Term

TO HAVE AND TO HOLD the same for and during a term of ten (10) years, commencing on the date the premises are ready for occupancy as provided hereinafter in Paragraph 2.

In consideration of said demise and the covenants and agreements hereinafter contained, it is covenanted and agreed as follows:

Rent

1. Lessees shall pay to Lessor at the address above referred to, or at such place or places as Lessor may from time to time designate in writing, an annual rental equal to ten per centum (10%) of the present value of the land, which is mutually agreed by the Lessor and Lessees to be Thirty Thousand and No/100 Dollars (\$30,000.00) plus ten per centum (10%) of the total cost to the Lessor of the improvements to be constructed and made on the premises as provided hereinafter in Paragraph 2, said cost to include the contract price for grading, construction, asphaltting, architect's fees for preparation of plans and specifications, and other necessary incidental expenses. Said rent shall be payable in advance in equal monthly installments equal to one-twelfth (1/12) of the annual rental on the first day of each month during the term of this lease commencing as hereinafter provided in Paragraph 3.

Erection and
 Completion
 of Building

2. Lessor hereby agrees to erect or cause to be erected upon the demised premises at his sole cost and expense a building in accordance with preliminary basic plans and specifications and plot plans provided

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