

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE with option to purchase, made and entered into as of the 3rd day of December, 1973, between George N. Gault and Kenneth M. Williams, therein and hereinafter referred to as "Landlord", and J. Wesley Snyder, J. Wesley Snyder, Jr., Rachael H. Snyder, Brenda W. Snyder and Snyder's Auto Sales, Inc., a South Carolina corporation, with its principal place of business in Greenville, South Carolina, therein and hereinafter referred to as "Tenant",

W I T N E S S E T H

That the Landlord does hereby demise and lease with option to purchase to the Tenant and the Tenant does hire and take from the Landlord for a term of twenty (20) years commencing on a date on or before fifteen (15) months from December 3, 1973, with two (2) five (5) year renewal options, upon the rentals, terms and provisions as provided in the aforementioned Lease, the following described premises:

All that certain piece, parcel or lot of land on the western side of Kellett Drive in Greenville County, State of South Carolina, and being shown as parcel (1) on plat of property of Gault and Williams, said plat being prepared by Jones Engineering Service and dated October 12, 1973, and according to said plat, property having the following metes and bounds, to-wit:

Beginning at an iron pin at the northern corner of the intersection of Laurens Road and Kellett Drive, thence with Kellett Drive, S. 69-33 W., 228 feet to an iron pin; thence S. 56-58 W., 265 feet to an iron pin; thence continuing with Kellett Drive S. 69-38 W. 100 feet to an iron pin; thence continuing with Kellett Drive, S. 82-18 W., 81 feet to an iron pin; thence continuing with Kellett Drive, N. 32-49 W., 183.7 feet to an iron pin; thence S. 85-40 W., 231.1 feet to an iron pin; thence S. 80-10 W., 9.5 feet to an iron pin; thence N. 17-53 W., 90 feet to an iron pin; thence N. 17-53 W. 90 feet to an iron pin; thence N. 62-01 E. 860 feet to an iron pin on the western side of Laurens Road; thence with Laurens Road S. 30-47 E., 79-9 feet to an iron pin; thence continuing with Laurens Road S. 31-47 E. 111.2 feet to an iron pin; thence continuing with Laurens Road S. 31-47 E. 225 feet to an iron pin, the point of beginning.

ALSO:

All that certain piece, parcel or lot of land on the westerside of Kellett Drive in Greenville County, State of South Carolina, and being shown as parcel (2) on plat of property of Gault and Williams, said plat being prepared by Jones Engineering Service and dated October 12, 1973, and according to said plat, property having the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Laurens Road, at the joint corner of land now or formerly being occupied by Spartan Equipment Company; thence with the joint line of this property S. 46-29 W., 260.7 feet to an iron pin; thence S. 72-45 W. 181.5 feet to an iron pin; thence, N. 64-04 W. 555 feet to an iron pin; thence S. 17-53 E. 600.7 feet to an iron pin; thence N. 62-01 E., 860 feet to an iron pin on the western side of Laurens Road; thence with Laurens Road, N. 29-47 W. 20.1 feet to an iron pin; thence continuing with Laurens Road N. 28-42 W. 100 feet to an iron pin; thence

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