

STATE OF SOUTH CAROLINA |
 | L E A S E
COUNTY OF GREENVILLE. |

This Lease made and entered into this 5th day of August 1955,
by and between Charles P. Efstration and Catina E. Efstration, hereinafter
designated as the Lessor, and Dr. Fred Blake, hereinafter referred to as
the Lessee.

In consideration of the premises, covenants and rental hereinafter
stated, the Lessor does rent, let and lease unto the Lessee, and the Lessee
does hereby rent, let and lease from the Lessor, premises owned by the
Lessor in the City of Greenville, State and County aforesaid, the same being
office space located on a portion of the second floor and designated as No.
210-B East Coffee Street, said space now consisting of our rooms, one of
which shall be partitioned into two rooms, and a hall, upon the following
terms, conditions, covenants and limitations, to-wit:

W I T N E S S E T H

1. The term of this Lease shall be for a term of five (5) years,
commencing on or about 6 August 1955, it being understood that the premises
are presently being repaired. The Lessor shall tender occupancy of the
premises in any event by 3 September 1955, or the Lessee shall have the right
to cancel this Lease. The 5-year term shall commence with the date of
occupancy.

2. The Lessee agrees to pay to the Lessor a monthly rental in the
amount of One Hundred (\$100.00) Dollars, payable in advance. If occupancy
commences on other than the first day of a month, the parties, by mutual agree-
ment, may pro rate the rental for such first month in order that rental there-
after may be due and payable on the first day of each month.

3. The Lessor and Lessee agree that the following repairs and
alterations will be made prior to the commencement of the term with each paying

See Amendment to and assignment of lease see Deed Book 566 Page 737 assigned to Dr. J. C. Robertson.