

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LEASE

This Lease executed in duplicate this 30 day of November, 1972, by and between FRANCES A. METTS, hereinafter referred to as "Landlord," and SOUTH CAROLINA STATE DEPARTMENT OF MENTAL RETARDATION, hereinafter referred to as "Tenant,"

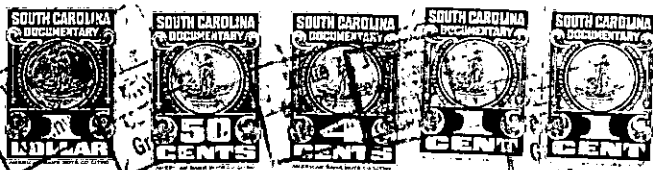
WITNESSETH:

The Landlord does hereby lease to the Tenant and Tenant hereby hires from Landlord, those certain premises known as 10 S. Memminger Street, Greenville, South Carolina. The term of this Lease shall be for one year, commencing on the 1st day of January, 1973, at the rate of Three Hundred Twenty-Five and No/100 (\$325.00) Dollars per month to be paid in advance on the 1st day of each month provided, however, that the Landlord hereby grants unto the Tenant an option to renew for additional one year terms for a period not to exceed five years under the same terms and conditions herein provided that the option is executed in writing at least thirty (30) days prior to the expiration of this Lease. The premises hereby leased will be used to domicile individuals under the jurisdiction of the South Carolina State Department of Mental Retardation. This Lease is made in accordance with the following terms and conditions:

1. USE OF THE PREMISES: Landlord shall be responsible for the city and county taxes and fire insurance on the premises provided; however, that if the city and county taxes and fire insurance should increase after the execution of this Lease, the rent shall be adjusted on a pro rata bases taking into consideration such increase. The Tenant shall be responsible for all utilities and maintenance of the leased premises and shall be solely responsible for any improvements it desires to make provided that the basic structure of the house is not changed. The structure of the garage may be changed to suit the Tenant.

2. LIABILITY: Tenant covenants that it will save Landlord harmless against any loss of liability of any nature whatsoever that may be incurred in and about the demised premises during the term of this Lease.

3. LOSS BY REASON OF FIRE OR STORM: If substantially all of the leased premises shall be destroyed by fire or storm, then the Landlord shall have the option of restoring completely the premises to its original condition and during the term of construction, rent shall cease and shall commence only when the Tenant is able to operate the business from the premises. In the event that partial operation by the Tenant is possible during the construction, the



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