

FILED  
GREENVILLE CO. S.C.

LAND LEASE CORPORATION  
P. O. BOX 3215  
SPARTANBURG, SOUTH CAROLINA 29302

THIS LEASE, made this 27th day of February, 19 74  
by and between Land Lease Corporation first  
party, (hereinafter called "Lessor"); and Children's Learning  
Center, Inc. second party, (hereinafter called "Lessee");  
and LAND LEASE CORPORATION third party, (hereinafter called "Agent"):

W I T N E S S E T H

Premises

1. The Lessor, for and in consideration of the rents, covenants, agreements, and stipulations hereinafter mentioned, reserved, and contained, to be paid, kept and performed by the Lessee, has leased and rented, and by these presence does hereby lease and rent unto the said Lessee, and said Lessee hereby agrees to lease and take upon the terms and conditions which hereinafter appear, the following described property: An eight thousand square foot building located directly behind the Cedar Lane Shopping Center, formerly known as Hughes Plaza on Cedar Lane Road near the City of Greenville, Greenville County, South Carolina.

Term

2. Tenant shall hold the premises for a term of \_\_\_\_\_  
5 years beginning on the 1st day of September,  
19 74, and ending on the 31st day of August  
19 79, for the total rental of One Hundred Thirty Thousand and  
00/100 Dollars (\$130,000.00), payable at the rate of  
Two Thousand One Hundred-Sixty six and 66/100 Dollars  
(\$2,166.66) per month on the 10th day of each  
and every month, in advance, during the term of this lease to the  
Lessor at Land Lease Corporation, P.O. Box 3215, Spartanburg, S.C.  
or to such other agent or person and/or such other location as may be  
specified in writing by the Lessor.

Increased  
Taxes

3. Lessor will pay in the first instance all real property taxes which may be levied or assessed by any lawful authority against the land and improvements to the building or land. If the amount of the real property taxes levied or assessed against the land and buildings of which the leased premises form a part shall in any lease year exceed the amount of such taxes during the full first tax year, the Lessee shall pay as additional rent the proportion of such excess taxes based upon the ratio of the square feet of leased premises to the total square feet of all of the building space leased in the building(s). The Lessee shall pay all assessments and all taxes levied on its personal property.

Use of  
Premises

4. Premises shall be used for a Children's Learning Center  
and no other. Premises shall not be used for any illegal purposes;  
nor in any manner to create any nuisance or trespass; nor in any  
manner to vitate the insurance or increase the rate of insurance on  
premises, and subject to rights of other Lessee's leases.

Abandonment  
of Leased  
Premises

5. Lessee agrees not to abandon or vacate leased premises during  
the period of this lease.



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