

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

LEASE

THIS INDENTURE made and entered into this 2 day of June, 1979 by and between Ralph S. Hendrix, residing in the Town of Simpsonville, in the State of South Carolina, hereinafter referred to as the Lessor, and the South Carolina Firemen's Association, an association duly constituted under the laws of the State of South Carolina, hereinafter referred to as the Lessee:

WITNESSETH:

I. The Lessor does hereby lease and demise unto the Lessee that certain 800 square foot office space known as Suite #5, Village Park West, Simpsonville, South Carolina, located in the Town of Simpsonville, County of Greenville, in the state aforesaid.

II. The term of this lease shall be from year to year commencing on the 1 day of July, 1979.

III. The Lessee shall pay to the Lessor a monthly rent of One hundred seventy-five and no/100 (\$175.00) Dollars, the first payment being due and owing on the first day of the first month of occupancy. The ensuing payments shall become due and owing on or before the first day of each successive month thereafter throughout the term of this lease.

IV. Both the Lessor and the Lessee have the right to cancel this lease provided that such notice of cancellation be given in writing to the other party not later than thirty (30) days prior to the beginning of the next consecutive rental term. The Lessor shall be responsible for fire and hazard insurance on the premises. In the event the premises is destroyed or rendered unsuitable for occupancy for any reason covered by the hazard insurance policy held by the Lessor, the Lessee's obligation under the terms of this lease shall cease on the date that the premises becomes unsuitable for occupancy and the Lessee may retain the option of re-entering the premises when rendered suitable for occupancy by the Lessor or may seek other office accommodations without exercising its responsibility to provide written notice as provided for hereinabove. Should the premises be rendered unsuitable for occupancy under the conditions set forth hereinabove, the Lessor shall refund to the Lessee one-half (1/2) of the monthly

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