

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 1ST day of APRIL, 1982, by and between RADIOLOGY PARTNERSHIP, a South Carolina general partnership, hereinafter referred to as Lessor, and GREENVILLE RADIOLOGY PROFESSIONAL ASSOCIATION, a South Carolina professional association, hereinafter referred to as Lessee;

WITNESSETH:

That the Lessor does hereby lease and demise unto the Lessee the real estate with all improvements thereon located at Greenville, South Carolina, which property is more particularly described in Schedule A, attached hereto and incorporated hereinto by reference.

That this lease is hereby mutually agreed to be upon and subject to the following terms, conditions and covenants:

I.

This Lease shall commence on the date above written and shall then continue for an initial term of fifteen (15) years from the date the Lessee is able to occupy the medical building on the premises. The Lessee shall have the right upon written notice within ninety (90) days of the expiration of the initial term, to renew this lease for an additional five (5) year term under the terms and conditions herein. The Lessee may further extend this lease for two additional terms of five (5) years each.

II.

In consideration for the lease of said property, the Lessee agrees to pay the Lessor a monthly rental beginning on the date when the medical building is ready for occupancy.

The rent due hereunder shall be payable in advance on the first of each month, in the following amounts:

1. The rent for the first thirty-six (36) months shall be Thirteen Thousand and No/100 (\$13,000.00) Dollars per month.
2. The rent for the remaining initial fifteen year term of this lease shall be Thirteen Thousand and No/100 (\$13,000.00) Dollars per month, plus an additional rental equal to any increase in the monthly requirement for mortgage interest and

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