

FILED GREENVILLE CO. S. C. LEATHERWOOD, WALKER, TODD & MANN

JUL 10 3 51 PM '69

STATE OF SOUTH CAROLINA)
CLIVE FARNSWORTH)
COUNTY OF GREENVILLE R.M.C.)

LEASE AGREEMENT

This Lease Agreement made and entered into this 1st day of January, 1969, by and between Bette H. Dalton, hereinafter referred to as the "Owner", and R. W. Dalton, hereinafter referred to as the "Tenant",

W I T N E S S E T H :

That for and in consideration of the rents reserved and the mutual covenants, promises and agreements hereinafter contained, the parties hereto agree as follows:

(1) That the Owner agrees and by these presents does hereby lease and demise unto the Tenant an area of improved office space consisting of approximately 1,000 square feet and located at 2 Ann Street in the City of Greenville, Greenville County, South Carolina.

(2) The term of this lease shall be for a period of 20 years beginning January 1, 1969, and ending December 31, 1989.

(3) The Tenant hereby agrees to pay the Owner for the use of said premises an annual rental of Two Thousand, Forty and No/100 (\$2,040.00) Dollars, payable in monthly installments of One Hundred Seventy and No/100 (\$170.00) Dollars each on the 1st day of each month during the term of this lease.

(4) It is understood and agreed that the Owner shall maintain the roof and outer walls of the building in which the leased premises are located, and will pay all property taxes and hazard insurance premiums on said premises.

(5) The Tenant agrees to maintain and keep in good repair the interior of the premises herein leased and to surrender same to the Owner upon the expiration of the term of this lease in as good condition as they now exist, reasonable wear and tear excepted.

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