

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS LEASE made and entered into this 9 day of ~~April~~ ^{May}, 1960 by and between S. B. FRANCIS and JAMILE J. FRANCIS, hereinafter referred to as the "Lessors", and THOMPSON DENTAL COMPANY, a corporation, whose home office address is 2422 Devine Street, Columbia, South Carolina, and whose post office box number is 28, Columbia, South Carolina, hereinafter referred to as the "Lessee", witnesseth:

1. That for and in consideration of the rental hereinafter expressed, the Lessors do hereby lease and rent unto the Lessee that certain store building situate in the City of Greenville, County of Greenville, State of South Carolina, known and designated as No. 4 Aberdeen Drive, Greenville, South Carolina, according to the city enumeration, for a period of five (5) years, commencing on the 1st day of May, 1960 and ending on the 30th day of April, 1965.

J.F.F. 505

2. In consideration for the use of said premises, the Lessee agrees to pay to the Lessors as rent therefor, the sum of **Twelve Thousand and no/100 Dollars (\$12,000.00)** ~~Two thousand, four hundred dollars (\$2,400.00) per year~~, payable in equal monthly installments of Two hundred dollars (\$200.00) each, said monthly installments payable in advance on or before the 10th day of each consecutive month during said term, the first such payment to be due on or before May 1, 1960. Provided, that in the event the alterations and repairs herein provided for are not completed and the premises ready for occupancy on May 1, 1960, then this lease and all of its provisions shall become effective the first day when occupancy or use can be had and all other terms of this lease automatically obtain from such ^{TIME} term for the full period of the lease herein provided.

3. It is understood and agreed that the Lessors will make certain alterations and repairs as set forth in a letter from Caine Realty & Mortgage Company to Jamile J. Francis dated April 21, 1960. It is further understood and agreed that the Lessors will keep the foundation, floor, roof and outside wall of said premises watertight and in good repair but that all other repairs shall be made at the

(Continued on Next Page)