

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) LEASE AGREEMENT

This Lease Agreement executed this 16 day of December, 1960, by and between ROY BURRY, hereinafter referred to as LANDLORD, and HAL C. BATSON, hereinafter referred to as TENANT,

W I T N E S S E T H:

That for and in consideration of the mutual promises, covenants and agreements hereinafter contained, it is agreed as follows:

1. That the Landlord does hereby demise and lease unto the Tenant, and the Tenant does hereby accept from the Landlord, the following described property:

"All that lot of land in Greenville County, State of South Carolina, on the Northern side of Cedar Lane Road, near the City of Greenville, having a frontage of approximately 20 feet on said Road, with a depth of approximately 150 feet; being a portion of Lot No. 5 as shown on Plat recorded in Plat Book Q, at page 87, R.M.C. Office for Greenville County."

2. The Landlord agrees to erect a building on said lot with a width of 20 feet and a depth of 50 feet, to be constructed of concrete blocks. The reception room and consultation room shall be paneled with mahogany plywood. The examining rooms shall be sealed with sheetrock. All floors shall be asphalt tile and all ceilings of acoustical tile. The building shall be heated with oil heat, with a duct to each room, to be air-conditioned, with three toilets, each to contain a commode and lavatory, with a lavatory in each examining room, and all lavatories to have hot and cold water heated by an electric water heater. Said building to be in accordance with plans and specifications heretofore agreed upon by the parties. The Landlord agrees to grade and surface-treat the area in front of the building.



(continued on next page)