

State of South Carolina

County of GREENVILLE

Where/As; "Eugene W. Bettis," Per, R. B. Colvin, Agent lessor
 in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
 bargain, and lease unto "H. & R. BLOCK COMPANY," By, Ms. Vera F. Turner, Area Manager.
 With a principal place of Business in City of Greer, South Carolina. 85 lessee
 for the following use, viz.: "Performing Tax Service and Training" Office Facility location.
 The; - Ground floor area at corner W-Poinsett & N-Main Streets, of the "Wayside -
 Inn Hotel Bldg; Formerly occupied by "Templan Inc., of Greer, S. C.
 for the term of Beginning May 1, 1975 and Continuing thru April 30, 1977, A period of (2)
 Two Years, - With option of renewal by mutual agreement for an additional (2) Two year
 as/for May 1, 1977 through April 30, 1979.

and the said lessee
 in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of (\$1,800.00)
 Four thousand eight hundred and No/100 - - - - - Dollars
 per Per Two Year Period. payable \$200.00 Two Hundred Dollars per Month in Advance,
 on/or before the 10th day of each Month, Beginning May 1, 1975 Thru April 30, 1977.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee
 only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the
 roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from
 leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor
 so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the
 unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be
 consented to by the lessor before being erected

- * AGREEMENT; At their own expense, It is agreed that the Lessee shall have the right to
 re-arrange and decorate the interior to suit their needs, so long as construction does
 not deface &/or impair the structure of Bldg. - With permission to cut hole in rear
 door for venting purposes: - And Customer Parking Priviledges in Rear of Building.
- * AGREEMENT: The Lessor agrees to install "Plate-glass" in upper portion of front door,
 paint the metal covering on front of building, paint out trim work on front and side
 of building, in effort to freshen-up and improve appearance of building.
- * AGREEMENT: The Lessor reserves the right and authority that in case of some major -
 construction needs should develop. To give Lessee a minimum of six-months notice and
 terminate this Lease: But the Lessor agrees to make every effort to provide continuing
 office facilities for the Lessee:

To Have and to Hold the said premises unto the said lessee H. & R. Block Co., -Ms. Vera F. Turner,
 executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from
 year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party Six months written notice previous to the time of the desired
 termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or two
 months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of
 glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and
 agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-
 rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 1st day of May, 1975

Witness:
Judy M. Cooke
John T. Lallier

EUGENE W. BETTIS, (SEAL)
 By *R. B. Colvin* (SEAL)
 THE H. & R. BLOCK COMPANY (SEAL)
 By *Vera F. Turner* (SEAL)
 (SEAL)

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