

S.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT made this 8th day of May, 1980, by and between C. DAN JOYNER, JAMES E. JONES, JR. WILLIAM L. HUNTER, M. WILLIAM BASHOR and JOHN PALMER, all citizens and residents of Greenville, South Carolina (hereinafter referred to as Sublessors), and M. WILLIAM BASHOR and JOHN PALMER, all citizens and residents of Greenville, South Carolina (hereinafter referred to as Sublessees).

WITNESSETH:

WHEREAS, by Lease Agreement (hereinafter referred to as the Senior Lease), made the 5th day of October, 1977, James Anderson Nelson, Jr. leased to C. Dan Joyner, William L. Hunter and James E. Jones, Jr., certain premises (the premises situated in the City of Greenville, County of Greenville, State of South Carolina) as more particularly described therein, and

WHEREAS, said Lease was modified by the assignment of interests from the original Lessors to M. William Bashor and John Palmer, dated August 21, 1978, and

WHEREAS, the Sublessors desire to sublet the premises and the Sublessees agree to accept a Sublease thereof.

NOW, THEREFORE, it is mutually agreed as follows:

1. In consideration of the covenants herein contained on the part of the Sublessees to be performed and observed, the Sublessors do hereby sublease to the Sublessees, and the Sublessees do hereby lease from the Sublessors, the premises described in the Senior Lease referred to hereinabove, and as more particularly set forth on Exhibit "A", attached hereto and incorporated herein by reference and made a part hereof. Sublessors warrant and covenant to the Sublessees that Sublessors are, at the time of the execution of this Sublease Agreement, vested with a valid leasehold estate in the demised premises and have the full right to sublease the same for the term set forth herein; that, as long as Sublessees are not in default hereunder, Sublessees may peaceably and quietly have, hold and occupy the demised premises and all appurtenances thereto without hinderance on the part of Sublessors. In connection herewith, Sublessors agree

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