

Hotel Lease Agreement

This agreement, made on the _____ day of _____, 19____, between Shower Door Company of America, Ltd., of Atlanta, Fulton County, Georgia as Lessor and Myers-Pitts Hotel Corp. d/b/a Hotel Greenville, Greenville, Greenville County, South Carolina

hereinafter called Lessee,

WITNESSETH

That the parties hereto, in consideration of the mutual covenants herein contained, do hereby agree as follows:

1. That the Lessor does hereby lease to the Lessee for a period of thirteen years a total of

Thirty-three PERMALUME Shower enclosures, amounting to a total of \$4,065.50

as outlined in the following schedule, and that the Lessee agrees to pay to the Lessor as rental therefor in advance, as specified below, the amounts as set forth in this schedule:

Quantity	Model	1st Year		2nd, 3rd, 4th, & 5th Years		6th, 7th, 8th, 9th & 10th Years		11th, 12th, & 13th Years	
		Per Day Per Unit	Total First Year	Per Day Per Unit	Total Per Month	Per Day Per Unit	Total Per Month	Per Day Per Unit	Total Per Month
22	#52	5¢	401.50	3¢	20.02	1¢	6.60	1¢	6.60
-11	#172-B	7-1/2¢	301.18	5¢	16.72	3-3/4¢	12.54	1-3/4¢	5.83
			702.68		36.74		19.14		12.43

2. The Lessee may purchase the enclosures prior to the expiration of this Lease Agreement and will be allowed full credit for all rentals paid and a 33-1/3% discount on the unpaid balance, at which time Lessor will execute and deliver to the Lessee an appropriate Bill of Sale.

3. The Lessor shall deliver said property to the premises of Lessee and shall install said property therein in a good and workmanlike manner. Lessor agrees to furnish replacements of any worn or defective parts or damaged glass during life of lease, upon notification of their defectiveness by Lessee.

4. That title to said property shall at all times during the term of this lease remain in Lessor, and said property shall not be removed from the place where installed by Lessor, except with the consent, in writing, of Lessor. Said property shall remain and be considered personal property.

5. Lessee agrees not to sell, assign, underlet or encumber said enclosures in any manner, and further agrees not to make any changes or alterations of said property leased herein without the written consent of the Lessor.

6. Lessee agrees to keep said property insured against loss or damage by fire or any act of God, with loss payable to Lessor. If said property is replaced, the same terms, conditions, and dates as herein contained shall attach to such replacements with the same force and effect as if such replacements had originally been the subject of this agreement.

7. Should this lease be placed in the hands of an attorney after default or breach for enforcement of any of the rights herein reserved and stipulated, the Lessee agrees to pay a reasonable attorney's fee.

8. The entire contract between the parties is contained in this instrument, and all covenants, stipulations, and conditions herein contained shall be binding upon the parties hereto, their heirs, successors, assigns, or personal representatives.

9. The terms "Lessor" and "Lessee" and pronouns referring to them shall be construed singular or plural, masculine or feminine, as the facts warrant.

10. Lessee agrees that it will at all times keep the nameplates visible on all units covered by this agreement.



IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first above written.

MYERS-PITTS HOTEL CORP.

By S. L. Myers (Lessee)
S. L. Myers, Pres.

By W. H. Myers (Lessee)
W. H. Myers, Sec'y & Treas.

By _____ (Lessee)

Lessee's two witnesses:

J. S. Howell
R. E. Howell

SHOWER DOOR COMPANY OF AMERICA, LTD.

By Robert Robbins (Lessor)

Lessor's two witnesses:

Rosemarie C. Lehmann
Mary Ann Stroup