

State of South Carolina

County of GREENVILLE

FILED GREENVILLE CO. S. C.

FEB 27 4 48 PM '69

OLLIE FARNSWORTH R. M. C.



BOTANY WOODS BUILDING AND SALES CO., INC.

lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto UNITED STATES FIRE INSURANCE COMPANY of NEW YORK

lessee for the following use, viz.: Insurance and adjusting of insurance.

the for the term of three (3) years



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 Two hundred eighty-nine and no/100 Dollars per month payable monthly in advance

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.

This lease is to become effective on December 1, 1968, or when the premises are ready for occupancy.

Lessor is to construct the partitions as shown in floor plans.

DESCRIPTION OF PREMISES: 867 square feet on the south side of the ground floor of the Regency Building which is under construction on Regency Hills Drive near S.C. Highway 291, North Pleasantburg Drive, and adjoining other lands of Lessor, together with nine (9) parking spaces in parking area for said building.

Lessor to furnish heat, air-conditioning, electricity, water, and janitor services. The "Hold Harmless Agreement" on reverse side is made a part hereof.

To Have and to Hold the said premises unto the said lessee its 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 mentioned give to the other party two (2) 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 one (1) 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 17th day of OCTOBER, 19 68

Witness: AS TO BOTANY WOODS BUILDING & SALES CO., INC.

Handwritten signatures of Leo H. Hill and Andrew S. Davis.

BOTANY WOODS BUILDING and SALES CO., INC.

By: [Signature] (SEAL) (President)

UNITED STATES FIRE INSURANCE COMPANY OF NEW YORK

BY: [Signature] (SEAL) ITS: VICE PRESIDENT

WITNESSES AS TO UNITED STATES FIRE INSURANCE COMPANY OF NEW YORK.

Handwritten signatures of witnesses.

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