

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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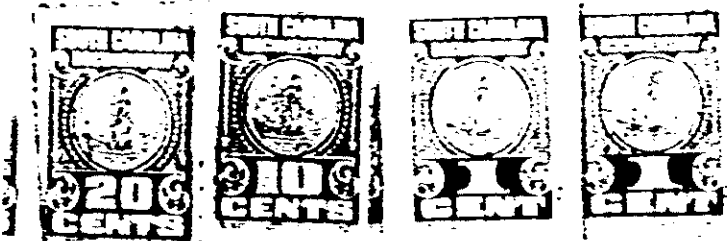
This Lease made and entered into this 4th day of October, 1974 by and between Charles C. Bentley, hereinafter referred to as Lessor, and Joe T. Hinson, d/b/a State Farm Insurance Agent, hereinafter referred to as Lessee.

Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned and contained, does hereby lease and ~~rent~~ unto the said Lessee, and the said Lessee hereby agrees to lease and rent, upon the terms and conditions which hereinafter appear, the following described property:

Office and reception area, known as part A of the Northern half of that certain building located at 621-A North Main Street, Mauldin, South Carolina, the dimensions of Lessee's portion being approximately 13'6" x 13'6" (office) and 10'0" x 14'0" (reception area). For a more accurate description of the leased premises, reference is hereby craved to the plats and building diagrams for this property.

To have and to hold the same for a three-year term, beginning on the 31st day of December, 1974, and ending on the 31st day of December, 1977, unless sooner terminated as hereinafter provided. Lessee agrees to pay Lessor a monthly rental of One Hundred Sixty Dollars (\$160.00) in advance on the 1st day of each month with payments being delinquent if not made by the 10th of each month.

That in and for the additional consideration of One and No/100 Dollar (\$.00), receipt of which is acknowledged by Lessor, the Lessor grants unto Lessee the right to renew the terms and conditions of the Lease at the end of the three-year terms, if this option is utilized by Lessee. It is hereby agreed and understood that Lessee shall notify Lessor no less than thirty (30) days prior to the termination of each three-year term should he desire to exercise his option to renew the Lease. It is further agreed



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