

FILED
GREENVILLE ~~LEATHERWOOD~~ WALKER, TODD & MANN

JUN 12 5 00 PM '75

DONNE STANLEY
R.M.C.

1019 753

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

MEMORANDUM OF LEASE

This Memorandum of Lease dated this 12th day of June, 1975, between Coffee St. Realty Co., a corporation, hereinafter referred to as the "Landlord", and Leatherwood, Walker, Todd & Mann, a partnership, hereinafter referred to as the "Tenant",

W I T N E S S E T H :

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration and the further consideration of the rents reserved and the covenants and conditions more particularly set forth in a certain Lease Agreement between Landlord and Tenant and bearing even date herewith, Landlord and Tenant do hereby covenant, promise and agree as follows:

Landlord does demise unto Tenant, and Tenant does take from Landlord for the term hereinafter provided and any extension thereof, the following property:

That parcel of real property, together with building thereon, situate in the City of Greenville, Greenville County, South Carolina, at the northeast corner of the intersection of East Coffee Street and North Spring Street fronting 30 feet on East Coffee Street and 83 feet on North Spring Street and being designated by City enumeration as 201 East Coffee Street; also, the parking lot adjoining said building on the eastern side thereof which parking lot has a frontage on East Coffee Street of 72 feet and a depth of 83 feet; also, all heating and air conditioning equipment, office equipment, furniture and fixtures and any other equipment now owned or hereafter acquired by the Landlord herein and located on the aforesaid premises.

The lease term shall commence on June 12, 1975, and terminate on June 30, 1990, provided, however, that if, following the expiration of this lease or of any written renewal thereof, the Tenant shall remain in possession of the leased property, such possession shall be as month-to-month tenant, during which rent shall be payable at the same rate as that in effect during the last month of the preceding term and all other provisions of the lease shall, during any such period, be applicable.

4328 RV-2