

STATE OF SOUTH CAROLINA)

LEASE AGREEMENT

COUNTY OF GREENVILLE)

va 1024 r2d1 510

THIS AGREEMENT executed this 10th day of September, 1975 confirms and reduces to writing a verbal lease agreement that has been in effect since November 15th, 1973 by and between A & W MAINTENANCE COMPANY, hereinafter called "lessee", and TARA APARTMENTS, BY DOANN REALTY COMPANY, RICHARD D. WOOTEN, MANAGING AGENT, hereinafter called "lessor"

W I T N E S S E T H :

That for and in consideration of the payment of the rental hereinafter specified and in further consideration of the mutual covenants, the lessor agrees to lease and the lessee agrees to take the following described property, to wit:

The laundry building, which includes only the laundry space, located at Tara Apartments, Lowndes Hill Road, Greenville, South Carolina

The equipment is to be supplied and owned by the lessee.

The equipment maintenance is to be assumed by the lessee during the course of this lease and any damage to any and all equipment other than normal wear and tear is to be repaired by lessee. The lessee is to keep the laundry equipment in good repair and good condition.

Lessee agrees to pay their proportionate share of water and electricity which is metered at that one building.

The term of this lease is twenty years (20) at the rate of One Dollar (1.00) per year, payable to lessor in advance.

Any major revisions or modifications desired to be made to the building by the lessee, save those which have been enumerated must be approved in writing by the lessor. The lessor will not unreasonably withhold permission if it is legal and calculated to increase the business receipts.

The lessor is to have access to the premises at all times for the purpose of maintaining the building.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS these parties do hereby bind themselves, their heirs, administrators, executors, successors and assigns.

ADW
1. *ADW*