

FILED
GREENVILLE CO. S. C.
DEC 23 9 55 AM '77
GURNE S. TANKERSLEY
R.M.C. LEASE

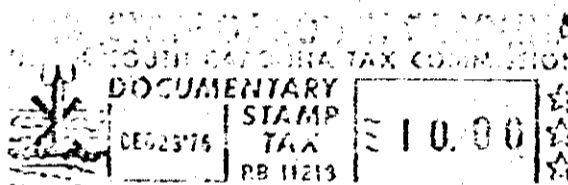
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

THIS LEASE made and entered into by and between PERRY S. LUTHI, As Trustee For Kull Trust
(hereinafter referred is as "Lessor"), and HOME CREDIT COMPANY OF SOUTH CAROLINA, INC.
(hereinafter referred to as "Lessee"),

WITNESSETH:

The Lessor does by this agreement lease unto the Lessee the following described property, to-wit:
A building located in Hallmark Square Shopping Center on the corner of White Horse Road and Rangeview Circle, County of Greenville, Greenville, South Carolina,



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upon the following conditions and covenants:

1. The term of this lease shall be for a period of at least Five years, beginning the earlier of occupancy or September 1, 1976 and ending August 31, 1981.
2. The Lessee agrees hereby to pay to the Lessor for the use and rental of the property during the lease term a total rental of \$30,000.00 which shall be payable in 60 equal monthly installments of \$500.00/plus \$35.00 per month for parking lot maintenance each, one such monthly installment to be payable on or before the tenth day of each month during the term of this lease, plus a prorata rental, if any, for occupancy of the property before the beginning date specified in paragraph 1 above. The Lessor does designate hereby

*Perry S. Luthi, As Trustee of Kull Trust
9 Woodstone Apt
Greenville, South Carolina 29601*

as its agent to receive and collect said rent which the Lessee agrees to pay to the agent until such time as the Lessee is notified by the Lessor in writing to pay said rental to some other person, firm or corporation.

3. The Lessee shall have the right to extend or renew this lease upon the same terms and conditions herein set forth for an additional period of Five years at a rental of \$/negotiated a month, provided the Lessee gives to the Lessor or its agent notice of the exercise by the Lessee of this right or option not less than Three months prior to the expiration of the original lease term. If the Lessee fails to exercise its right to extend or renew this lease as provided herein, then the Lessor shall have the right during the last thirty days of the lease term to show said premises to any other prospective tenant at such times as may be convenient to the Lessee.

4. The Lessee shall have the right to sublet the premises or assign this lease, or any part thereof, to any corporation which is a subsidiary of or affiliated with the Lessee without obtaining the permission or consent of the Lessor, and shall have the right to assign this lease or sublet the premises to any other person, firm or corporation ~~without~~ ^{after} first obtaining the consent of the Lessor, *provided, however, if there is any default

*which consent shall not be unreasonably withheld;

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