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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into by Walter Wilder, Jr. (hereinafter referred to as Landlord) and X-Ray of Greenville, Inc., Greenville, South Carolina (hereinafter referred to as Tenant);

W I T N E S S E T H:

(1) That for the consideration and upon the terms and conditions as hereinafter set forth, the Landlord does hereby grant, bargain and lease unto the Tenant, the following described real estate, to-wit:

ALL that certain piece, parcel or lot of land, together with improvements thereon, in the State of South Carolina, Greenville County, City of Greenville, lying at the intersection of Augusta Street and Haynie Street, being known as 635 Augusta Street, and being shown on the Greenville County Block Book System as District 500, Sheet 9.1, Block 6, Lot 7. This is the identical property conveyed to the Landlord herein by deed from George O'Shields Builders, Inc. dated December 22, 1977.

The above described property is leased subject to any applicable zoning ordinances or regulations, rights of way, easements, alley ways and setback lines.

(2) TO HAVE AND TO HOLD unto the Tenant for and during a period of fifteen (15) years, beginning on the date of substantial completion of the building now being constructed upon the above described property. The parties agree that the date of substantial completion shall be inserted into this Lease Agreement under the initials of the respective parties. Date of Substantial Completion: _____

(3) The rent for the leased premises, which the Tenant hereby agrees to pay, shall be at the yearly rate of a minimum of Eight Thousand (\$8,000.00) Dollars gross rent. Gross rent shall include payment by the Tenant, when due, of the following items: all Greenville County and Greenville City ad valorem taxes accruing or become due during the term of this lease; premiums for fire and extended coverage insurance in such amounts as shall be acceptable to the Landlord and to the Tenant, but in no event less than \$30,000.00; premiums for liability insurance as hereinafter set forth; payment of all utilities and maintenance thereof as hereinafter provided; and maintenance, repair and upkeep of the grounds and all improvements located thereon as hereinafter provided. In addition thereto,

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