

APRIL 1, 1977

COUNTY OF GREENVILLE
STATE OF SOUTH CAROLINA)

LEASE AGREEMENT

THIS LEASE, made this 1st day of April, 1977, By and Between the City and County of Greenville, South Carolina, of the first part, affecting Donaldson Center, Donaldson Road, Greenville, South Carolina, hereinafter designated as the Lessor, and R. S. Noonan, Inc. of South Carolina, a South Carolina corporation, Greenville, South Carolina, of the second part, hereinafter designated as the Lessee,

WITNESSETH: That the Lessor does hereby demise and lease unto the Lessee, and the Lessee does hereby hire and take from the Lessor for the term and upon the rentals hereinafter specified, the premises situate on and in Donaldson Center, County of Greenville and State of South Carolina, and described as follows:

All that certain piece, parcel or lot of land lying and being situate on the east side of Perimeter Road, Donaldson Center, Gantt Township, Greenville, South Carolina, which includes frame office building #110 located thereon, with all appurtenances attached thereto, and including adjacent parking area for approximately forty (40) cars, as designated by the attached property plat.

The City and County of Greenville, South Carolina, for the consideration hereinafter set forth, hereby leases the above-described property to Lessee for a term of one year commencing April 1, 1977. The Lessee agrees to pay to Lessor rent for the said demised premises based upon the following schedule and with reference to the attached floor plan of the building:

- A. South Wing of Building: 4,475 SF of floor space at a rental of \$675.00 per month.
- B. Intermediate Wing of Building: 3,825 SF of floor space at a rental of \$575.00 per month.
- C. North Wing of Building: 4,475 SF of floor space at a rental of \$675.00 per month.
- D. Basement of Building: 2,400 SF of floor space at a rental rate of \$168.00 per month.

The Lessee will lease the South Wing (A) as shown on the attached floor plan at the rental rate of \$675.00 per month commencing April 1, 1977. The Lessee will also rent the basement vault, which contains approximately 300 SF, in addition to any other rental, at the rate of \$20.00 per month, commencing April 1, 1977. Rental amounts are further subject to a reasonable special assessment rate for fire protection as adopted from time to time by the Donaldson Development Commission.

The Lessor extends the option to the Lessee to lease the intermediate Wing (B), the North Wing (C), and the remaining 2,400-SF area of the basement (D), during the period of the term of this lease, at the rental rates shown in schedule above.

In further consideration for the rental rate of this lease, the Lessee agrees to maintain the complete heating and air conditioning systems of Building #110.

The Lessor grants to the Lessee the option at the end of the first year of extending its lease for another year on rates agreeable to both parties.

Monthly rental payments as set forth in the above schedule as applicable will be payable in advance on or before April 1, 1977, and on or before the tenth day of each month of the term of this lease, to the Donaldson Development Commission, Donaldson Center, Greenville, South Carolina, or such other address as Lessor may from time to time designate in writing.

THIS LEASE is granted subject to the following conditions:

- 1. The Lessee shall not assign this Lease Agreement or sublease the demised premises in whole or part without the written consent of the Lessor, but such consent will not be unreasonably withheld by the Lessor, it being understood, however, that the Lessee may assign this Lease Agreement or sublease all or part of the demised premises to any subsidiary or associated company of the Lessee without the written consent of the Lessor, in which case the Lessee shall not be relieved in any manner

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