

INSURANCE

Lessor will during the term of this lease and any extension (s) thereto keep the building in which the leased premises are located insured against loss by damage by fire in a reasonable and adequate amount, the amount of such insurance to be left to the judgment and discretion of the Lessor.

Lessee shall carry such insurance as it may deem necessary to protect itself against loss occasioned by fire or other casualty to any fixtures, furniture or other articles of personal property of tenant which may be situated within the demised premises and Lessor shall have no responsibility or liability for any such loss which may be sustained by tenant.

Lessee will not suffer or permit waste of the premises, or any part thereof, or permit or suffer to be done anything in, near, or upon the said premises which may render any increased or extra premiums payable in the insurance on the said premises and effects against fire, or which may make void or voidable any policy of fire insurance.

SERVICES AND CONDITION OF PREMISES

Lessor agrees that it will during the term of this lease, and any extension (s) thereto, pay all Federal, State, County, and City taxes in respect of the said premises and that it will pay any and all assessments, paving or otherwise, which might constitute a lien against the said demised premises.

Lessor agrees to provide refrigerated air conditioning, heat, water and electricity for lighting and normal office usage at its expense during usual business hours.

Lessor shall not be liable for any failure of air conditioning, heat, water, or for power failure, unless such failure is due to the negligence of the Lessor. It is specifically agreed that Lessors undertake to furnish only a reasonable amount of electricity and water and that Landlords reserve the right to install meters and to make extra charges for any excessive or wasteful consumption of these services. Lessors agree to provide janitor service of type customarily furnished by comparable buildings, which shall consist essentially of a nightly clean-up five days per week. Other than for such nightly clean-up provided by Lessors, Lessee agrees to keep its premises in a clean, safe and sanitary condition, and in compliance with all laws and ordinances, and agrees it will allow no nuisance to be maintained on the premises. Lessee agrees to pay for all utilities and other services and expenses incurred by it not specifically provided for above to be paid by Lessors.

BUILDING RULES AND REGULATIONS

Lessee agrees to abide by all rules and regulations of the building imposed by Lessors. These regulations are imposed for the cleanliness, good appearance, proper maintenance, good order and reasonable use of the premises and the building, and as may be necessary for the proper enjoyment of the building by all tenants and their clients, customers and employees. A copy of the regulations is attached hereto, but the rules and regulations may be changed from time to time on reasonable notice to Lessee. Breach of building rules and regulations shall not be grounds for termination of the lease unless Lessee continues to breach the same after ten (10) days' written notice by Lessors, and then only in the event such rules or regulations have been made for the above stated purposes.

NOTICES

Any notices or demands to be given hereunder shall be given to Lessors at The Furman Co., Daniel Building
Greenville, South Carolina 29602 and to Lessee at Suite 310, Piedmont Center
33 Villa Road, Greenville, South Carolina 29607.

(or at such other address as either shall designate) and shall be given by registered mail.

DEFAULT

In the event Lessee fails to pay any rental due hereunder or fails to keep or perform any of the other terms and conditions hereof, then ten (10) days after written notice of default from Lessors the Lessors may, if such default has not been corrected re-enter the leased premises, declare the lease at an end, sue for the rent, or resort to any and all legal remedies which they may desire to assert and to which they may be entitled.

In the event Lessee believes that Lessors are not in any way fully performing their obligations under this lease, Lessee shall give Lessors written notice of the deficiency, and Lessors shall have a reasonable time to correct the same, and if not corrected within a reasonable time and such breach is a material breach, Lessee may terminate this lease or take such other legal steps to which it may be entitled.

WAIVER

The foregoing is a complete written contract by and between the Lessor and the Lessee. There are no other agreements express or implied by and between the parties hereto. Any exceptional agreement is to be in writing, otherwise of no force or effect, and such written agreement, if any, is to be executed by the Lessor and the Lessee and attached to and made a part of this Lease.

IN WITNESS WHEREOF, the parties have the day and year first above written executed this lease in triplicate under their respective signatures and seals, and each of said triplicate to be received and accredited as the original lease.

Witnesses as to Lessor:

Urick J. Thompson
Peg L. Taylor

Witnesses as to Lessee:

S. J. Haydel
Marie Allen

The Furman Co. Agents for
EWING-HUNGIVILLE REALTY & CONSTRUCTION CO.

By: [Signature] (L.S.)

(L.S.)

SERVIS I, INC.

By: [Signature] (L.S.)

Paul R. Wally Secretary (L.S.)