

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

S. C.
FEBRUARY
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THIS AGREEMENT made and concluded at GREENVILLE, SOUTH CAROLINA, this 26th day of FEBRUARY, 1982, by and between 431 PARTNERSHIP, hereinafter called the LESSOR and CHARLES STEPHENS EDWARDS d/b/a THE PALACE, hereinafter called the LESSEE,

WITNESSETH:

That the said Lessor has granted and leased, and by these presents, does grant and lease unto the Lessee that certain building known as 437 NORTH PLEASANTBURG DRIVE, GREENVILLE, SOUTH CAROLINA.

TO HAVE AND TO HOLD the said premises unto the said Lessee, its successors and assigns, for the full term of four (4) years, beginning on MARCH 1, 1982, yielding and paying therefor the following monthly rental:

- A) MARCH 1, 1982 through FEBRUARY 1, 1983 - \$1,250.00 per month;
- B) MARCH 1, 1983 through FEBRUARY 1, 1984 - \$1,312.50 per month;
- C) MARCH 1, 1984 through FEBRUARY 1, 1985 - \$1,388.10 per month;
- D) MARCH 1, 1985 through FEBRUARY 1, 1986 - \$1,457.50 per month;

It is expressly understood that the monthly rental is due on the FIRST (1ST) day of each month during the period of this lease, and the Lessor allows only TEN (10) days grace for the payment of the rental due each month.

And the Lessee, its successors and assigns, for and in consideration of the premises, does hereby covenant and agree to pay to the said Lessor, its successors and assigns, the above stipulated rent in the manner herein required.

It is further agreed between the parties that the following terms shall apply:

1) The Lessee shall have the right to assign this Lease or sublease the whole or any portion of said premises by and with the written consent of the Lessor herein, which consent the Lessor agrees not to unreasonably withhold, but in the event said Lease is assigned or said premises or any portion thereof subleased, the Lessee herein shall remain responsible for the rental stipulated, unless the Lessor shall relieve the Lessee of any responsibility therefor.

2) The Lessor shall maintain and repair the exterior of the aforesaid building, to include the roof and outside walls, and the Lessee shall maintain and repair the interior of said building. The Lessor further agrees to maintain the parking area.

3) The Lessee may alter, or perform alterations on, and redecorate the building situate on the aforesaid property as dictated by the requirements of its business, and the Lessee may remove any equipment or fixtures it may install, provided that it restore the building to its original condition before said alterations or installation of said equipment, normal wear and tear being excepted.

4) In the event that the premises shall be totally or partially destroyed by fire or other casualty, the Lessee shall have the option to cancel or terminate the within Lease.

5) The Lessor shall pay all City and County taxes assessed against the demised property, and the Lessee shall pay all City, State and Federal business licenses and personal property taxes assessed thereon.

6) The Lessor agrees to provide adequate heating and air conditioning for the premises for the term of the Lease.

7) The Lessee shall maintain the premises in good condition, and the Lessor shall have the right to enter and inspect said premises by making a prior appointment with the Lessee for a mutually satisfactory time.

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