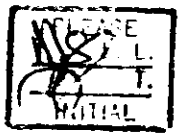


AMENDMENT TO LEASE
ASLEY

THIS AMENDMENT TO LEASE, made and entered into as of the 5th day of January 1982, by and between EWING-HUNGIVILLE REALTY AND CONSTRUCTION, INC., hereinafter called Landlord* and THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a corporation organized under the laws of the State of New Jersey, and having its principal office in the City of Newark, County of Essex and State of New Jersey, hereinafter called the Tenant,



*(ownership of which has since been conveyed to Piedmont Associates)
WITNESSETH:

WHEREAS, the parties hereto entered into a Lease on February 2, 1977, by which the Landlord leased to the Tenant premises described as certain space comprising approximately 3,090 square feet on the third floor of the Piedmont East Building located at 37 Villa Road in the City of Greenville and the State of South Carolina; and

WHEREAS, it is the mutual desire of the parties hereto to amend the aforesaid Lease;

NOW THEREFORE, in consideration of the premises it is mutually agreed by and between the parties hereto that the aforesaid Lease dated February 2, 1977, is amended as follows:

1. The paragraph on the first page of the aforesaid Lease concerning the Premises and Term, is hereby amended to change the description of the leased premises by substituting 3,670 as the number of square feet leased instead of 3,090, the 580 square feet of additional space to be located adjacent to the previously leased area as shown on Schedule A, attached hereto and made a part hereof, and to change the expiration date of the Lease to end on the thirty-first day of December, 1986, instead of the Lease to end on the twenty-eighth day of February, 1982.
2. Paragraph 1 of the Lease concerning the rent is hereby deleted in its entirety and replaced with the following paragraph: "The Tenant shall pay to the Landlord as rent for the Premises the sum of Thirty Thousand Eight Hundred Twenty Eight and 00/100 Dollars (\$30,828.00) per annum, in equal monthly installments of Two Thousand Five Hundred Sixty Nine and 00/100 Dollars (\$2,569.00), in advance on the first day of each month during the term."
3. The Tenant shall pay its proportionate share of any increase in the cost of operating expenses for the whole Building, over and above the cost of such operating expenses for the base year, 1982, which proportionate share shall be determined by and attributable to the space hereby leased in relation to the total rentable space in the entire Building. Landlord agrees to furnish Tenant with evidence, satisfactory to Tenant, of such operating expense increase, and upon the receipt of such satisfactory evidence the Tenant shall make an annual lump-sum payment to the Landlord of the amount due hereunder. For the purposes of this provision operating expenses shall be defined as the cost of operating and maintaining the Building including water and sewer rents, the cost of heating, lighting, power, fuel, labor, supplies, janitorial service and insurance and all other items properly constituting direct operating costs according to standard accounting practices.
4. Rent checks should be payable to The Furman Realty Company, Daniel Building, Greenville, South Carolina 29602 or to any other address the Landlord may from time to time designate in writing.
5. It is understood and agreed the Landlord shall at its own cost and expense, install new carpet throughout the entire leased premises with the exception of the Manager's office and shall arrange said additional space in accordance with Schedule A and A-1, attached hereto and made a part hereof.

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