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DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS INDENTURE OF LEASE made and entered into this 30th day of September, 1982, and executed in duplicate, by and between PETTIGRU THERAPY GROUP, a Partnership organized and existing in accordance with the laws of the State of South Carolina, (hereinafter referred to as "LESSOR"), and EDUCATIONAL ASSOCIATES, INC., a corporation organized and existing in accordance with the laws of the State of South Carolina, (hereinafter referred to as "LESSEE").

W I T N E S S E T H :

In consideration of the rentals, covenants and conditions hereinafter set forth, and intending to be legally bound thereby, Lessor and Lessee do hereby covenant and agree as follows:

1. Lease of Premises: The Lessor does hereby lease and demise to the Lessee, and the Lessee does hereby take and hire from the Lessor, upon and subject to the terms, conditions, covenants and provisions hereinafter set forth, the following described property, to-wit:

Office C, the conference room, of the premises known and designated as 508 Pettigru Street, Greenville, South Carolina, and such other hallways and areas of common use, including, but not limited to, the entrance and reception area, the permanent easement granted the prior owner giving access to the rear parking lot, and the restrooms.

All of the above described property being sometimes hereinafter referred to as the "demised premises".

2. Term: TO HAVE AND TO HOLD the demised premises and improvements thereon for and during a primary term of one (1) year, beginning with the commencement date hereinbelow set forth.

3. Option to Renew: Lessor hereby grants to Lessee the right and option to extend the term hereof upon the same terms and conditions contained herein, except for the amount of consideration herein provided, for one (1) succeeding term of one (1) year. Such extended term shall begin respectively upon the expiration of the original term of this Lease, provided Lessee may exercise this option only if it is

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