



STATE OF SOUTH CAROLINA)
COUNTY OF Greenville)

LEASE AGREEMENT

This Agreement made this 1 day of April 1983,

among McBirts of Greer, a General Partnership, hereinafter called Lessor, and Dozier H. Helmly, hereinafter called Lessee.

WITNESSETH:

1. Premises Leased and Term

Lessor does hereby rent and lease to the Lessee the following described premises: see Exhibit A attached hereto and made a part hereof by reference.

This lease shall be for a term of one year commencing on the 1st day of April 1983 and ending on the 31st day of March 1984 at midnight.

2. Rent

Lessee shall pay to Lessor at, W. T. Taylor, Orangeburg, SC 29115 280 Livingston Terrace NW the fixed rent for said year of \$19,500 payable in consecutive monthly installments due and payable by the 5th day of each month. For the first six months said installments will each be \$1,525 and for the second six months \$1,725. Included in such annual rent and monthly installments are approximately \$1,500 annual real property taxes (based on those paid in 1982) and approximately \$2,400 annual property insurance premium on the building payed Lessor based on the premiums to be charged for this current year when renewed in May 1983. This rent for the term above, as adjusted for taxes and insurance, is termed "net rent" and is deemed earned by and due the Lessor upon the parties signing this Lease Agreement, but shall be payable in consecutive monthly installments as provided above. Such consecutive monthly installments must be payed by Lessee, without any prior demand therefore and without any deductions or setoffs whatsoever.

3. Options to Renew Lease

(a.) Lessee shall have the following successive options to renew this Lease. Lessee's right to exercise each successive option is contingent upon the Lessee being in continuous possession during any preceding term and complying with the terms of this Lease Agreement.

(b.) Options

(1.) After the first year - option to renew for an additional four year term at an annual base rent of \$19,200 for the first year, \$22,800 for the second year, and \$25,200 for the third and fourth years. To such annual base rent will be added an additional amount as provided in paragraph (c.) below and payable as provided in paragraph (c.) below. This option may only be exercised by Lessee providing Lessor written notice of his election to exercise such option not less than 60 days before the expiration of the first year of this lease.

(2.) After the first five years an option to renew for an additional five year term at an annual base rent of \$26,400. To such annual base rent each year will be added an additional amount as provided in paragraph (c.) below and will be payable as provided in paragraph (c.) below. This option may only be exercised by Lessee providing Lessor written notice of his election to exercise such option not less than 60 days before the expiration of the term immediately preceding this option.

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