SLEY

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

## LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this lst day of \_\_\_\_, 1981, by and between Gabrel Properties, a South Carolina general partnership, hereinafter referred to as Lessor, and Internist Associates, P.A., a South Carolina professional association, hereinafter referred to as Lessee;

## WITNESSETH:

That the Lessor does hereby lease and demise unto the Lessee the real estate with all improvements thereon located at Lot 1, Memorial Medical Park, Greenville, South Carolina, which property is more particularly described in Schedule A, attached hereto and incorporated hereinto by reference.

That this lease is hereby mutually agreed to be upon and subject to the following terms, conditions and covenants:

I.

This lease shall commence on the date above written and shall then continue for a term of twenty-five (25) years from the date the Lessee is able to occupy the medical building on the premises, which date is projected to be February 6

II.

In consideration for the lease of said property, the Lessee agrees to pay the Lessor a monthly rental beginning on the date when the medical building, consisting of approximately 5,900 square feet is ready for occupancy. Said monthly rental payments shall be paid in advance on the first day of each month during the term hereof, and shall be payable in the following amounts:

MONTHS OF OCCUPANCY	MONTHLY RENTAL
1-60	\$3561.00
61-120	\$405 <b>2.0</b> 8
121-300	\$4543.33

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