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S.C.
PM '82
FRSLEY

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

THIS LEASE AGREEMENT, made and entered into this 1st day of December, 1982, by and between RADIOLOGY PARTNERSHIP, a South Carolina general partnership, hereinafter referred to as Lessor, and GREENVILLE RADIOLOGY PROFESSIONAL ASSOCIATION, a South Carolina professional association, hereinafter referred to as Lessee;

W I T N E S S E T H:

That the Lessor does hereby lease and demise unto the Lessee the real estate with all improvements thereon located at 1210 West Faris Road, 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 six (6) years.

II.

In consideration for the lease of said property, the Lessee agrees to pay the Lessor a monthly rental in advance on the first day of each month during the term hereof, in the amount of Twelve Thousand Eighty Three and 33/100 Dollars ($12,083.33).

III.

Lessee covenants and agrees as follows:

A. To pay the Lessor the rental herein stipulated at the time and in the manner herein provided.

B. To take good care of the leased premises and suffer no waste, and at the end or other expiration of the term of this lease, to deliver the leased premises in as good a state and condition as received by the Lessee, normal wear and tear excepted.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC 2 '82
316.00