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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT & Owalay.

THIS LEASE AGREEMENT made and entered into this 1st day of November, 1981, by and between OLIN DEAN WILLIS, hereinafter referred to as "Lessor", and PRIDE CAPITAL, INC., hereinafter referred to as "Lessee".

WITNESSETH:

WHEREAS, the parties hereto are desirous of entering into a three (3) year lease agreement for the premises described herein; and WHEREAS, the parties are desirous of setting forth certain conditions and restrictions pertaining to the use and occupancy of the premises by the Lessee;

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00) and the lease of the premises described herein, the parties hereto agree as follows:

- 1. The Lessor covenants that the Lessee, on paying the said rental and performing the conditions of this Lease, shall peaceably and quietly hold and enjoy the demised premises for the term of the Lease.
- 2. The term of the Lease shall be for three (3) years extending from November 1, 1981, to October 31, 1984. The rental during the first term of the Lease shall be Four Hundred Fifty and No/100 Dollars (\$450.00) per month with the first payment being due November 1, 1981, with each subsequent payment being due on the first day of each month thereafter. The Lessee shall also have an option to renew this Lease for a period of seven (7) years, said option to be exercised in writing ninety (90) days prior to the termination of this Lease. If said option to renew is exercised, the rental called for hereunder shall be increased to Five Hundred Twenty five and No/100 Dollars (\$525.00) per month with the remaining terms and conditions to continue in full force and effect during said renewal period.
- 3. It is further understood and agreed, and these presents are upon the expressed condition, that if the rent hereinabove stipulated, or any part thereof, shall at any time be in arrears or unpaid when due, and shall so continue in arrears and unpaid for a period of thirty (30) days, or if the Lessee shall at any time fail or neglect to perform any of the covenants, agreements, or obligations herein contained and on its part

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