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STATE OF SOUTH CAROLINA I
COUNTY OF GREENVILLE I
MEMORANDUM OF AGREEMENT

Agreement made this the 6th day of April, 1964, by and between Charles Efstration, hereinafter referred to as Lessor, and Dr. J. C. Robertson, hereinafter referred to as Lessee, WITNESSETH:

1. The lessor grants unto the lessee, his heirs and assigns, for a period of Three (3) years beginning May 1, 1964 and ending April 30, 1967, the following described property:

"ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in the City of Greenville, known and identified as No. 210-D Coffee Street."

2. The lessee agrees to pay as a rental for the said premises the sum of One Hundred ~~Twenty Five~~ ^{100.00} (~~\$25.00~~) Dollars per month, payable in advance, the first payment to be due on May 1, 1964 and the succeeding payments to be due on the 1st day of each month thereafter during the entire term of the lease.

3. The lessor agrees to furnish all utilities. It is understood and agreed that lessee shall furnish all janitorial services.

4. In the event of the destruction of the building or a substantial portion thereof by fire, flood, storm or other casualty, the lessor, at his option, shall have the right within thirty (30) days from such destruction or damage to elect to rebuild or repair said building, provided that the lessee is given within said thirty (30) days term by the lessor written notice of such intention, and thereafter the building shall be promptly rebuilt or repaired. The rent hereby reserved shall be suspended for and during the period which shall elapse between such destruction or damage to the building and the rebuilding or repair thereof, and the term of this lease shall be extended for a period equal to the time which shall elapse between such destruction or damage and the rebuilding or repair thereof.

5. It is specifically understood and agreed that in event of default of the payment of the rental herein provided or of any installment thereof for a term of more than sixty (60) days, the whole amount of rent due for the unexpired term of this contract shall, at the option of the lessor, become immediately due and payable and the lessor shall have the right to

LAW OFFICES OF
JOHN T. GENTRY
PICKENS. S. C.