

this Lease for such previous breach, in which event it may recover from the Lessee damages incurred by reason of such breach, including the cost of recovering the Leased Building Space in the Demised Premises and the difference in value between the rent reserved hereunder for the remainder of the term and the reasonable rental value of the Leased Building Space for the remainder of the term. In determining the rent which would be payable by the Lessee hereunder, subsequent to default, the annual rent for each year of the unexpired term shall be equal to the average annual rent paid by the Lessee from the commencement of the term to the date of default.

ARTICLE X. BINDING EFFECT:

This Lease shall be binding upon and shall inure to the benefit of the Lessor and Lessee hereunder, and their respective successors in interest and assigns, forever.

IN WITNESS WHEREOF, the parties have hereunto caused this instrument to be duly executed as of the day and year first above written.

ATTEST:

Donna Raines
Anne S. Allevine

DAVCHA, INC.

BY:

William F. Davis
President

and:

William H. Chapman
Secretary

LESSOR

ATTEST:

Robert E. Young
Susan Z. Madden

Thomas M. Verdin, III
DR. THOMAS M. VERDIN, III

LESSEE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named Corporation, DAVCHA, INC., by its duly authorized officers, sign, seal and as their act and deed deliver the within written Lease and that (s)he with the other witness subscribed above witnessed the execution thereof.

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