

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

THIS AGREEMENT OF LEASE made and entered into this 30th day of December, 1974, by and between Jural Limited Partnership, a South Carolina Limited Partnership with its principal place of business in Greenville, South Carolina, hereinafter called "Landlord," and Wyche, Burgess, Freeman & Parham Professional Association, a South Carolina Professional Association with its principal place of business in Greenville, South Carolina, hereinafter called "Tenant,"

W I T N E S S E T H:

That in consideration of the covenants and agreements herein contained, Landlord hereby demises and leases unto Tenant, its successors and assigns, that certain tract of land in the City of Greenville at 44 East Camperdown Way, together with all buildings and improvements thereon, as more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the above described premises unto said Tenant, its successors and assigns, for the term beginning January 1, 1975, and ending December 31, 1991.

This lease is subject to the following terms and conditions:

1. During 1975 Tenant shall pay to Landlord an annual rental of SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS, payable in equal monthly installments of FIVE THOUSAND AND NO/100 (\$5,000.00) DOLLARS in advance on or before the first day of each month, commencing January 1, 1975. Thereafter Tenant shall pay an annual rental of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS, payable in equal monthly installments of SIX THOUSAND TWO HUNDRED FIFTY AND NO/100 (\$6,250.00) DOLLARS in advance, commencing January 1, 1976.

2. Landlord shall as soon as reasonably practicable commence construction of a reception and law library facility to contain approximately thirty-five hundred (3,500) square feet,

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