

RECORDING FEE
PAID \$ 4.00

5-26.32

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 13th day of March, 1976, by and between JACK E. SHAW, (hereinafter referred to as "Lessor"), and HOME CREDIT COMPANY OF SOUTH CAROLINA, INC. (hereinafter referred to as "Lessee");

WITNESSETH:

The Lessor does by this agreement lease unto the Lessee the following described property, to-wit:

The upper level of improvements as shown by the attached plans and specifications, which improvements will be constructed upon the following described realty:

All that piece, parcel or lot of land located on the western side of S. C. Highway No. 291 (N. Pleasantburg Drive) in the County of Greenville, State of South Carolina, and being shown on plat of Piedmont Engineers, Architects, Planners entitled Survey for Jack E. Shaw and dated Jan. 16, 1976. A copy of said plat is attached hereto for reference and the property which is the subject of this Lease Agreement is outlined in red.

In addition to the occupancy of the improvements as cited herein, Lessee's guests, employees, and invitees shall have the right and privilege of utilization of parking area to be designated by Lessor, which use shall be in conjunction with other Lessees who will occupy a portion of the improvements to be constructed on said premises.

The premises herein are leased by Lessor unto Lessee on the following conditions and covenants:

1. The term of this lease shall be for a period of at least ten (10) years, beginning the earlier of occupancy or ~~August 1, 1976.~~ September 1, 1976.
2. The Lessee agrees hereby to pay to the Lessor for the use and rental of the property during the lease term a total rental of \$70,800.00 which shall be payable in 120 equal monthly installments of \$590.00 each, one such monthly installment to be payable on or before the tenth day of each month during the term of this lease, plus a prorata rental, if any, for occupancy of the property before the beginning date specified in paragraph 1 above. Lease payments shall be made to Jack E. Shaw, c/o Jack E. Shaw Builders, Inc., 2320 East North Street, Greenville, South Carolina.
3. The Lessor does agree and does hereby grant to Lessee a right of first refusal to renew this lease agreement for an additional period of time at the termination of the original term herein. In the event Lessor remains the owner of the property at the termination of this lease term, then



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