

SEP 5 10 30 AM '76

MLD-2851

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

THIS LEASE AGREEMENT entered into this 30th day of September, 1976, between TranSouth Financial, of Greenville County, State of South Carolina, hereinafter called LESSOR, and Barney O. Smith, Jr. and Ronald F. Barbare, of Greenville County, South Carolina, hereinafter called LESSEES,

W I T N E S S E T H:

(1) Premises. The Lessor hereby leases to the Lessees, and the Lessees hereby take and rent from the Lessor, upon the terms, conditions, covenants and provisions contained herein, for a period of one (1) year, beginning October 15, 1976 and expiring on October 15, 1977, certain property situated in Greenville County, South Carolina and being that certain office space located on the entire top floor of the premises belonging to the Lessor, known and designated as No. 512 Pettigru Street, Greenville, South Carolina.

(2) Rental. Lessees shall pay Lessor, as rental for said property and in payment for the rights hereinafter granted the sum of Two Hundred Twenty-Five and No/100 (\$225.00) Dollars per month during the term hereof, payable in advance on or before the tenth day of each month. Failure to make said rental payments before the tenth day of each month shall subject Lessees to a late payment penalty of Five and No/100 (\$5.00) Dollars. Said monthly rental shall be payable to Lessor at 14 Golden Strip Shopping Center, Mauldin, South Carolina, or at such other place in the County of Greenville, South Carolina, as the Lessor may designate to the Lessees.

(3) Utilities. Lessor shall also pay all charges for water, electricity, janitorial services or other utilities consumed by Lessees.