

MAY 10 1976
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STATE OF SOUTH CAROLINA)
 LEASE AGREEMENT
COUNTY OF GREENVILLE)

This Agreement of Lease, made and entered into this 1st day of May, 1976, by and between South Carolina National Bank, as Executor and Trustee under the Will of Harold E. Shaw, hereinafter called Landlord, and The Shaw Corporation, hereinafter called Tenant;

W I T N E S S E T H:

1. That in consideration of the covenants and agreements herein contained, the Landlord hereby demises and leases unto Tenant, its successors and assigns, the following described property:

ALL that certain piece, parcel or tract of land with improvements thereon known as 1633 East North Street, which shall include all property owned by Landlord at such address, and which has been previously operated as Shaw's Pharmacy No. 3.

2. To have and to hold the above described premises unto said Tenant, its successors and assigns, for and during the term commencing May 1, 1976 and ending April 30, 1986.

3. Tenant shall pay to Landlord a monthly rental of Six Hundred (\$600) Dollars in advance, which shall accrue commencing May 1, 1976.

4. Landlord shall maintain the roof and exterior of the premises in good repair. Tenant shall be responsible for routine maintenance and repair of heating and air conditioning equipment. Landlord shall be responsible for all major replacements of heating and air conditioning equipment. Tenant shall be responsible for interior cleanliness and upkeep and shall return the premises to Landlord at the conclusion of the Lease with the interior of the premises in as good condition as at the commencement, normal wear and tear excepted.

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