

STATE OF SOUTH CAROLINA)

S. C.

BOOK 1151 PAGE 980

COUNTY OF GREENVILLE)

LEASE AGREEMENT

WISLEY

THIS AGREEMENT made, executed, and entered into this 11th day of July, A.D. 1981, by and between J. A. Fulmer, Lessor, and J. H. Fulmer, Jr., Lessee, wherein it is mutually agreed:

I.

THAT in and for the consideration hereinafter named, the Lessor does hereby lease unto the Lessee the following described property:

That certain piece, parcel, or lot of land lying, being and situate in the County and State aforesaid, and in the Town of Fountain Inn, at 101 Quillen Avenue, with brick-veneer building thereon; bounded on the south 150 feet by Quillen Avenue; on the east approximately 100 feet by Charles R. Tripp, Jr.; on the north 150 feet by Pauline L. Gay (formerly Thomason); and on the west approximately 100 feet by Town of Fountain Inn (formerly Garrett Estate); said lot bearing Greenville County Map Number (699) 352-4-4.

II.

AS CONSIDERATION in and for the above described property, the Lessee agrees to pay to the Lessor the total sum of Five Hundred and No/100 (\$500.00) Dollars in advance on the tenth day of July 1981, or simultaneously with the execution and delivery of this lease whichever shall occur later, and on the 10th day of each month thereafter through June 10, 1982; on the 10th day of July 1982, the sum of Five Hundred Fifty and No/100 (\$550.00) Dollars shall be paid, and a like amount on the 10th day of each month thereafter through June 10, 1983; on the 10th day of July 1983, the sum of Six Hundred and No/100 (\$600.00) Dollars shall be paid, and a like amount on the 10th day of each month thereafter through June 10, 1984.

III.

IN AND FOR an additional consideration of One and No/100 (\$1.00) Dollar, paid by the Lessee to the Lessor at the time of the execution of this instrument, receipt being hereby acknowledged, the Lessor does hereby grant and give to the Lessee the right and option to extend this lease for an additional two (2) year period, from July 10, 1984, to July 10, 1986, at a monthly sum which shall be negotiable; provided, however, the Lessee acknowledge his desire in writing to exercise this option or not to exercise this option by May 10, 1984; and also provided the Lessor does not then wish to sell the within leased property in which event the Lessor does hereby grant and give unto the Lessee the right of "first refusal" to purchase said premises.

IV.

THE LEASED PREMISES are to be used by the Lessee himself and only for the purpose of conducting his dental practice and not otherwise.

V.

IT IS ALSO mutually agreed that the Lessor shall maintain the roof over the building in such manner that the roof shall be weather-proof, and also that the Lessor shall maintain the outside walls of said building. It is understood and agreed that if the Lessee shall make any alterations to the inside of the building which he feels are necessary to carry out his practice, he shall have prior consent of the Lessor, and further that the Lessee shall at all times maintain the leased premises other than the roof and outside walls of the building, and shall provide at the Lessee's own expense any general maintenance and improvements to the landscaping of the grounds, and to any plumbing, heating, air conditioning equipment (including the water tower located at the rear of the building), electrical wiring, interior painting, flooring, and any and all interior maintenance. It is further understood and agreed that Lessee will not impair the value of the Lessor's property, and if the Lessee fail to make necessary repairs or provide necessary maintenance as above described, and said repairs or maintenance are of absolute necessity in the Lessor's opinion to prevent deterioration of the

J.A.F.
J.H.F.

REC'D
7/11/81

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
JUL 21 1981
STAMP
\$05.02

4328 RV-2