

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE AGREEMENT

THIS LEASE AGREEMENT entered into this 18th day of May, 1982, by and between JAMES T. FINLEY and NAOMI L. FINLEY, hereinafter called the Lessor, and JOHN ROGER ISHAM and MARION G. ISHAM, hereinafter called the Lessee.

WITNESSETH:

1. Demise. In consideration of the payment from time to time by the Lessee of the rents hereinafter set forth and in further consideration of the prompt performance by the Lessee of each of the covenants on its part to be performed hereunder, the Lessor does hereby lease, let and demise unto the Lessee, its successors and assigns, for the operation of a florist business, the building hereinafter called "the demised premises" being located at 407 Piedmont Highway and being the present location of Finley's Flowers, together with all fixtures therein, to have and to hold the said premises, together with all improvements, appurtenances, rights, privileges and easements thereto belonging or in any wise incident or appertaining upon the terms and conditions hereinafter set forth.

2. Term. The term and duration of this lease shall be for a period of five (5) years beginning on May 1, 1982, and ending on April 30, 1987, unless sooner terminated in accordance with its terms.

3. Rental. The Lessee shall pay as rental for the demised premises the sum of Two Hundred Fifty and no/100th (\$250.00) Dollars per month in advance, on the first day of each month, beginning on the first day of the term hereof.

4. Option to Renew. Provided the Lessee is not in default hereunder, the Lessee shall have the option to renew this Lease for three (3) periods of five (5) years each, upon the same terms and conditions, except payment of rentals as hereinafter provided. The Lessee's option to renew shall be exercised by Lessee's written notice to Lessor of its intention to renew for each of said five (5) year periods, which notice

REC'D - MAY 20 1982 OIC 12.00PM

DOCUMENTARY STAMP

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