

LEASE - PAGE TWO:

8) In the event that ONE (1) month's rent shall at any time be in arrears and unpaid, the Lessor shall have the right or option to terminate this Lease.

9) In the event the Lessee shall fail to comply with the terms of this Lease, or shall abandon the above leased premises, the Lessor shall have the right to terminate this Lease and to re-lease said property to his best advantage, with the further right to hold the Lessee responsible for the difference in the new rent as liquidated damages.

10) The Lessor agrees to procure, pay for and keep in existence throughout the term of this Lease or any extension thereof adequate fire insurance.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals this 26 day of FEBRUARY, 1982.

IN THE PRESENCE OF:

431 PARTNERSHIP

Copew Bada

BY: Edward P. Holder, Jr. (LS)
EDWARD P. HOLDER, JR.

Siida C. Brewster
AS TO THE PARTNERSHIP

Emil A. Peister (LS)
EMIL A. PEISTER
PARTNERS LESSORS

Copew Bada

Charles Stephens Edwards (LS)
CHARLES STEPHENS EDWARDS, LESSEE

Siida C. Brewster
AS TO EDWARDS

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named 431 PARTNERSHIP and CHARLES STEPHENS EDWARDS, sign, seal and as their act and deed deliver the within LEASE and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26TH day of FEBRUARY, 1982

Copew Bada

Siida C. Brewster (LS)
Notary Public for South Carolina
My Commission Expires: 2-21-90

RECORDED MAY 24 1982

at 12:00 P.M.

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