

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

This Agreement, made the _____ day of _____, 19____, between RIVERSIDE LIMITED PARTNERSHIP of GREENVILLE, SOUTH CAROLINA, (hereafter called Lessor); and DON SPROUSE of GREENVILLE, SOUTH CAROLINA, (hereafter called Lessee); and

The Furman Co. (hereafter called Agent).

Premises 1. Lessor agrees to lease to Lessee and Lessee agrees to lease the premises situated in the City of GREENVILLE, County of GREENVILLE and State of SOUTH CAROLINA, and more specifically described as follows:

All that lot of land fronting on McBee Avenue, Greenville, South Carolina and further identified as that lot outlined in red on the attached plat, which is hereby made a part of this lease.

Term for a term of one year(s) beginning on the 1st day of October, 19 82, and ending on the 30th day of September, 19 83. (No easement for light or air is a part of the premises.)

Rental 2. Rent for the premises, which Lessee agrees to pay, shall be at the yearly rate of Three Thousand and No/100 Dollars (\$3,000.00)

Rent is payable in equal installments of \$1,000 when the lease is signed, \$1,000 on or before April 1, 1983 and \$1,000 on or before July 1, 1983. to the office of The Furman Co., Daniel Building, Greenville, S. C. 29602. ATTN: Property Management Department.

Use 3. Premises shall be used for the purpose of parking lot

and no other. Lessee agrees not to use premises for any illegal purposes or to violate any regulation of any governmental body or to create any nuisance or trespass to others.

Additional Taxes ~~4. The Lessor shall pay in the first instance all real estate property taxes which may be levied or assessed by any lawful authority against the land and improvements. If the amount of real estate property taxes levied or assessed against the land or buildings which the leased premises form a part shall in any year exceed the amount of such taxes during the first year which shall be designated as 19____, the Lessee shall pay as additional rent its pro-rated share of such increased taxes based upon the ratio of the square feet of leased premises to the total number of square feet in the entire building. It is agreed that the leased premises contain _____ square feet, and the rentable area of the entire property is _____ feet; the leased premises, then, is _____ % of the entire property.~~

Insurance 2 OCT 13 82

Presentation of paid tax receipts, upon request, will be deemed sufficient evidence of additional rents due, which will be payable by separate check along with the following month's rent. In the event rent taxes are ever imposed, Lessee shall pay such taxes.

5. (A) ~~Lessor will, at all times, have and maintain adequate fire and extended casualty coverage insurance on the building which constitutes the leased premises and pay such premiums when due. It is understood and agreed that such insurance carried by the Lessor shall cover only the structure itself.~~

(B) Lessee shall carry at its own expense and pay all premiums for insurance to cover its personal property, trade fixtures and merchandise contained within the structure. Lessee will also carry and keep in force a policy of comprehensive public liability insurance, including property damage, with respect to the leased premises. This policy shall provide at least the following limits: bodily injury \$100,000 each person, \$300,000 each occurrence and property damage \$50,000 each occurrence. In addition to the Lessee, the policy shall also name the Lessor as an additional insured at the cost of the Lessee. Lessee shall, upon demand, deliver to the Lessor from time to time a certificate or other evidence that this public liability insurance coverage is being maintained by the Lessee.

(C) With regard to the insurance coverage to be maintained by the Lessor as set forth in 5 (A) above, if the Lessee, by reason of its use of the premises, causes an increase in the insurance rates of the Lessor, Lessee will compensate the Lessor by paying additional rent to equal the amount of the increase in the rate caused by the Lessee's use. This amount shall be due and payable to the Lessor on the first day of the month immediately following any such increase. In any such instance, however, the Lessee will be given the opportunity to eliminate the rate increase, if it is possible to do so, by complying with recommendations of the Lessor, Lessor's agent, Lessor's insurance company, or any other authorized regulatory body.

Utilities 7.00 OCT
 Subletting and Assignments

6. The Lessee agrees to pay all charges for electricity, gas, heating, fuel, water, sewer rentals or charges, and any other utility charges used in the premises.

7. It is understood and agreed that if Lessee does so assign or sublet (only after having received written permission from the Lessor) all or any portion of the leased premises, Lessee, nevertheless, shall remain responsible to Lessor under all terms and conditions of this lease including, among other responsibilities and without limiting

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