

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) LEASE

THIS LEASE AGREEMENT made and entered into this 1
day of Aug., 1984, by and between R. M. Gaffney, as agent,
hereinafter referred to as Lessor, and Joe D. Ellenburg and Trutna
Investment Company, Inc., hereinafter referred to as Lessees,

WITNESSETH:

Lessor, in consideration of the rental hereinafter mentioned,
does hereby lease and demise unto the Lessees that unit in Wade
Hampton Shopping Center known as 1374 N. Pleasantburg Drive, Greenville,
South Carolina.

To have and to hold said premises for a period of three
years, beginning August 1, 1984 and terminating on July 31, 1987.

The Lessees agree to pay the Lessor, as rent for the said
premises, the sum of \$375.00 monthly beginning on August 1, 1984, through
July 31, 1987.

Lessor agrees to give the Lessees an option to renew the
within Lease for an additional three years following the expiration
of this Lease on July 31, 1987, at a rental amount that is mutually
agreeable to the parties.

During the term of the within Lease and any renewal or
extension thereof the Lessees agree to pay all taxes and insurance
on the property. The Lessor reserves the privilege of increasing
the insurance coverage five percent (5%) each year during the term
of this Lease.

All rental payments to be made in connection with the
within Lease, and any extension or renewal thereof, shall be payable
in advance on the 1st day of each month.

The Lessor agrees to maintain the roof, structural
portions of the building, and to be responsible for the upkeep
and repair of the heating and air-conditioning equipment.

Lessees further covenant and agree:

1. To accept the premises in its present condition and to
be responsible for all utility bills and the maintenance of the interior.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
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TAX \$ 02 55

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