

STATE OF SOUTH CAROLINA,)
 COUNTY OF GREENVILLE)

LEASE

This lease made this the 15th day of September, 1953 by and between J. G. Miller, hereinafter referred to as Lessor and Ambulance Service, Inc., hereinafter referred to as Lessee.

W I T N E S S E T H

1. The Lessor agrees to lease unto the Lessee, and the Lessee agrees to lease from Lessor, for a period of three years, beginning September 15, 1953 and ending September 15, 1956, the following premises to-wit:

That certain building located at 317 Augusta Street, in the city of Greenville, S. C., together with lot by the Palmetto Loom Company and Williams Motor Company and also the vacant lot at the rear of said building, facing Elkin Street with a frontage thereon of approximately 72 feet, subject however to an easement and right of way granted to Palmetto Loom Company of 20 feet in width, leading from Elkin Street to Palmetto Loom Company for the purpose of ingress and egress to said building. This 20 ft. right of way may be laid off and designated by Palmetto Loom Company.

2. Lessee agrees to pay Lessor as rental for the leased premises the sum of \$3,060.00 payable \$85.00 per month in advance, beginning September 15, 1953.

3. Lessor agrees to spend the sum of Four Hundred (\$400.00) Dollars in repairing said building for occupancy by the Lessee in accordance with agreement with it, and the Lessee agrees to pay the costs of any further alterations, repairs, decorating and improvements of said building during the term of this lease except the Lessor agrees to keep the roof of the building in a good state of repair.

4. Should the Lessee fail to pay the rent as the same becomes due and allows the same to remain unpaid for a period of 15 days or violates the terms and conditions of this lease in any other respect or becomes insolvent or goes out of business or is placed in receivership or goes into bankruptcy, the Lessor shall have the right at his option to declare the whole amount of the rental for the entire term due and payable and collect the same as liquidated damages for the breach of said lease and may at his option terminate this lease.