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OLLIE FARNSWORTH  
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SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 12th day of June, 1970, by and between TRIAM CORPORATION, a South Carolina corporation, (hereinafter called "Landlord") and JAMES T. McELRATH, JAMES P. McNAMARA AND PETER G. MANOR, (hereinafter collectively referred to as "Tenant"); which terms Landlord and Tenant shall include the successors and assigns of the respective parties;

WITNESSETH:

That Landlord, in consideration of the covenants of the Tenant, does hereby lease and demise unto said Tenant and the Tenant does hereby agree to take and lease from the Landlord, for the term hereinafter specified, the following described premises:

That certain store space, being a part of the Northhill Shopping Center, located at or near East North Street Extension in the County of Greenville, State of South Carolina, and containing approximately 5,490 square feet of floor area and which shall be constructed by Landlord according to plans and specifications to be approved by the parties hereto and which shall be in the location and of the dimensions as outlined in red on the Plot Plan entitled, "EAST NORTH STREET PROJECT" prepared by Townes Associates, Architects, last revised January 23, 1969, attached as Exhibit "A" to a certain collateral lease agreement executed by the parties hereto and of even date herewith.

The demised premises are located in a shopping center development (hereinafter called "shopping center"), located on the north side of East North Street Extension opposite intersection of Pelham Road in the City of Greenville, County of Greenville, State of South Carolina, the legal description of the shopping center being attached hereto as Exhibit "B" and by this reference made a part hereof.

FOR THE TENANT TO HAVE AND TO HOLD from the date when Tenant opens said premises for the transaction of its business for an initial term of twenty (20) years.

Landlord covenants and agrees that Tenant shall have the right to utilize the above described real property for the purpose of practicing medicine; and that Landlord warrants that Tenant shall have the peaceful and quiet use of said premises, for such purposes, for the duration hereof.

IT IS UNDERSTOOD AND AGREED that this is a Short Form Lease which is for the rents and upon the terms, covenants and conditions contained in the aforesaid collateral lease agreement executed by the parties hereto and bearing

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