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OLLIE F. FARM'SWORTH  
R.M.C.

STATE OF SOUTH CAROLINA )  
                                  )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this 1 day of September, 1971, by and between W. STEVE LANG, JR., as Trustee under agreement with Piedmont E.N.T. Professional Association dated July 1, 1969, hereinafter referred to as LESSOR, and PIEDMONT E.N.T. PROFESSIONAL ASSOCIATION, hereinafter referred to as LESSEE,

W I T N E S S E T H :

Lessor does hereby lease and demise unto the Lessee the following described real estate:

"All those certain pieces, parcels or lots of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 1 and 2 in Block "B" as shown on a plat made by J. E. Sirrine recorded in the R.M.C. Office for Greenville County in Plat Book "A" at Page 122 and 123 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Arlington Avenue and Sumner Street, and running thence with the western side of Sumner Street S. 15-15 W. 189.9 feet more or less to a point; thence N. 72-85 W. 100 feet more or less to a point; thence N. 15-15 E. 192.11 feet, more or less, to a point on Arlington Avenue, thence S. 72-85 E. 100 feet, more or less, along Arlington Avenue, to the point of beginning.

This is the same property conveyed to Theodore A. Watson by deed from The Peoples National Bank, Greenville, South Carolina, as Administrator, C.T.A., of the estate of Kate E. Estes, recorded in the R.M.C. Office for Greenville County in Volumn 867 at Page 106.

Subject to existing easements, restrictions and rights-of-way upon or affecting said property."

TO HAVE AND TO HOLD unto the said Lessee, its successors and assigns for a term of fifteen (15) years from the date hereof, upon the following terms, conditions, covenants, and stipulations:

I.

It is agreed that Lessee will construct upon the said real estate an office building or buildings which will house Lessee's medical practice and/or which will be rented by Lessee to other parties. Prior to commencement of construction of such office building or buildings, plans therefor shall be submitted for the review and approval of Lessor, which approval shall not be unreasonably withheld.

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