

FILED COUNTY OF GREENVILLE
GREENVILLE CO. S. C.

AGREEMENT OF LEASE

SEP 20 2 35 PM '72

ELIZABETH RIDDLE
R.M.C.

This lease made and entered into by and between Greenville Baptist Association of Greenville, South Carolina, hereinafter called "Lessor," and The Sunday School Board of the Southern Baptist Convention, hereinafter called "Lessee."

WITNESSETH:

WHEREAS, the Lessor is to construct a building on the corner of Claussen and Howe Streets, southeast of Greenville, South Carolina, the plans and specifications for the leased premises to be mutually agreed upon by the parties hereto, and

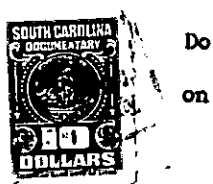
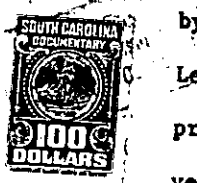
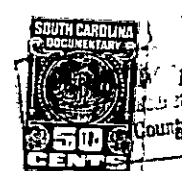
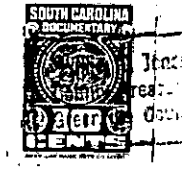
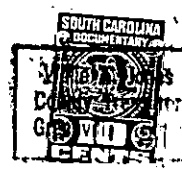
WHEREAS, it is the desire of the LESSOR to rent this building to the LESSEE and it is the desire of the LESSEE to occupy this building

NOW THEREFORE, for the mutual considerations herein set forth and for other good and valuable considerations, the Lessor does hereby lease and demise to the Lessee the building to be constructed, said space to be 8,000 square feet.

To have and to hold the above described premises unto the Lessee, its successors and assigns, for twenty years from a date to be agreed upon, said date being the date of completion and occupancy of the said building by the Baptist Book Store and being no later than the first day of March, 1973, and ending 240 months later. When the commencement date and expiration date of the lease term have been determined as herein provided, Lessor and Lessee shall execute, acknowledge, and deliver a written statement specifying the commencement date and termination date of the lease term.

The Lessee, in consideration of the leasing of the premises aforesaid by the said Lessor to the said Lessee, does covenant and agree with the said Lessor, its successors or assigns, to pay the said Lessor, as rent for said premises, the sum of Twenty-one Thousand Nine Hundred Twelve Dollars (\$21,912) per year payable in equal monthly payments of One Thousand Eight Hundred Twenty-six Dollars (\$1,826) in advance on the first day of each and every month, beginning on the first day of the month following occupancy by Lessee.

The Lessee shall have the right to sublease the property which is the subject of this Agreement. In the event the Lessee chooses to exercise this



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