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GREENVILLE CO. S. C.

931-291

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SHORT FORM LEASE AGREEMENT

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

THIS AGREEMENT, made this 12th day of Dec 1973, by and between THE SOUTH CAROLINA NATIONAL BANK, of Charleston, South Carolina, Greenville Branch, whose address for purposes hereof is The South Carolina National Bank Building, Greenville, South Carolina (hereinafter called "Landlord") and OPA GREENVILLE COMPANY, whose address for purposes hereof is 300 Interstate North, Atlanta, Georgia, 30339 (hereinafter called "Tenant").

W I T N E S S E T H:

WHEREAS, the parties hereto have entered into that certain Indenture of Lease, dated Dec 12 1973, (hereinafter called "Indenture of Lease");

WHEREAS, the parties hereto hereby desire to set forth certain of the basic provisions of the Indenture of Lease, including the term thereof, the real property leased thereunder and the rights of mortgagees holding a security deed creating a lien on said real property, and to incorporate by reference all of the other terms and provisions of the Indenture of Lease in the same manner and to the same extent and with the same force and effect as if all of said terms and provisions were expressly set forth herein;

NOW, THEREFORE, in consideration of the above premises, the covenants and agreements of the parties hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each of the parties hereto, the parties hereto hereby agree as follows:

ARTICLE ONE

All of the terms, provisions, covenants and agreements set forth and contained in the Indenture of Lease are hereby incorporated herein by reference in the same manner and to the same extent and with the same legal force and effect as if all of said terms, provisions, covenants and agreements were expressly set forth herein.

ARTICLE TWO

SECTION 1. Premises: Landlord hereby leases and lets to Tenant, and Tenant hereby takes and hires from Landlord, upon and subject to the terms, conditions, covenants and provisions hereof, all that certain tract, piece or parcel of land, situated in the City of Greenville, County of Greenville, and State of South Carolina, more particularly described on Exhibit "A" annexed hereto and made a part hereof, together with any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining thereto, and any right, title and interest of Landlord in and to any land lying in the bed of any street, road or highway (open or proposed) to the center line thereof, in front of or adjoining said tract, piece or parcel of land (all the foregoing hereinafter sometimes referred to as the "Demised Premises" and sometimes referred to as the "premises").

SECTION 2. Term: The term of this lease shall be for the period commencing MARCH 1, 1975 and ending forty-five (45) years hereafter.

SECTION 3. Rent (a) Tenant covenants and agrees to pay Landlord for the Demised Premises, without offset or deduction, and without previous demand therefor, basic rent as set forth in said Indenture of Lease.

GREENVILLE
FEB 25 4 23 PM '74
DORRIS S. STANKERSLEY
N.M.C.

RESERVED

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