

10010-337

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SHORT FORM LEASE AGREEMENT

This Short Form Lease Agreement, executed for the purpose of recording, made and entered into as of the 10th day of March, 1975, by and between CHILDREN'S MEDICAL CENTER DEVELOPMENT CO., a Partnership, hereinafter called the "Lessor", and CHILDREN'S MEDICAL CENTER, P.A., hereinafter called the "Lessee".

WITNESSETH:

That the Lessor has leased the premises described hereinafter to the Lessee for consideration and upon mutual covenants, promises and agreements as set out in the entire Lease document, this being only a short form Lease for the purpose of recording and giving recorded notice of the existence of a Lease.

That the term of said Lease is for twenty (20) years commencing on the 1st day of March, 1975, and ending on the 28th day of February, 1995, unless sooner terminated pursuant to the Lease document.

That the Lessee shall have, provided Lessee is not in default, the right to renew, upon the same terms and conditions as in the original Lease for two (2) periods of five (5) years each provided notice is given at least sixty (60) days prior to the expiration of the then current term. That there are restrictions on the use and occupancy, prohibition against certain alterations, agreements with respect to condemnation, covenants to repair, agreements to indemnify, restrictions on the right of assignment and sub-letting and provisions as to default together with other restrictions, prohibitions and requirements in the original Lease document which might affect a sub-lessee, sub-tenant, or assignee and attention is hereby called and directed to the original Lease for these conditions.

That nothing contained herein should be deemed and may not be deemed to be inconsistent with the original Lease which sets out the entire agreement between the parties, this short form Lease being merely executed for the purpose of recording in order to give record notice of the existence of the original Lease.

IN WITNESS WHEREOF, the parties hereto have duly executed this short form Lease as of the day and year first above written.

WITNESS:

William A. Caldwell

LESSOR:

CHILDREN'S MEDICAL CENTER DEVELOPMENT CO.

By: William D. Gilmore, Jr. M.D.
Dr. William D. Gilmore, Jr.

Dr. J. Rutledge Lawson

Dr. James W. Hayes

LESSEE:

CHILDREN'S MEDICAL CENTER, P.A.

By: William D. Gilmore, Jr. M.D.
Dr. William D. Gilmore, Jr.

Dr. J. Rutledge Lawson

Dr. James W. Hayes

William A. Caldwell

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