

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L E A S E

This lease made and entered into this 17th day of December, 1972, by and between V. H. W. Group, a general partnership organized under the laws of the State of South Carolina, hereinafter called "Landlord", and American Day Nurseries, Inc., a North Carolina corporation, hereinafter called "Tenant",

W I T N E S S E T H :

(1) That Landlord is the owner of a tract of land described as follows:

All that certain piece, parcel or tract of land containing 14.33 acres in the City of Greenville, County of Greenville, State of South Carolina, on the south side of East Paris Road and on the western side of Cleveland Street, according to plat entitled "Club Key East, Property of V. H. W. Group, Greenville, S. C.", by Dalton & Neves Co., Engineers, dated November, 1970.

(2) The Landlord hereby leases to the Tenant and Tenant hereby leases and takes, upon the conditions and covenants hereinafter set out, the day nursery building situate in said Club Key East apartment project, which building is a two-story, split-level masonry building containing approximately 6,000 square feet, together with the surrounding yard area, having approximately 30,000 square feet, which yard area shall be suitably fenced in by the Landlord. Landlord further grants to Tenant the non-exclusive right to use the common areas of the apartment project, including parking areas, driveways, walkways and pick-up and delivery areas.

(3) Tenant shall use and occupy the leased premises for a day nursery and for no other purpose.

(4) TO HAVE AND TO HOLD the leased premises unto Tenant for a term of five (5) years, commencing not more than 30 days after Landlord shall have fully completed construction, and ending on the last day of the month five (5) years after the date the lease term commences, unless sooner terminated as hereinafter provided. When the commencement date and termination date of the lease term have been determined, Landlord and Tenant shall execute, acknowledge and deliver a written statement thereof in recordable form.

AWL DWW (CONTINUED ON NEXT PAGE)