

STATE OF SOUTH CAROLINA)  
 COUNTY OF GREENVILLE)

LEGAL AGREEMENT

THIS AGREEMENT executed this 10th day of September, 1975 con-  
 firms and reduces to writing a verbal lease agreement that has been in effect  
 since February 16th, 1972 by and between A & W MAINTENANCE COMPANY,  
 hereinafter called "Lessee" and STRATFORD VILLA APARTMENTS, DOANNE REA-  
 LTY COMPANY, RICHARD D. WOOTEN, MANAGING AGENT, hereinafter called  
 "Lessor"

WITNESSETH :

That for and in consideration of the payment of the rental herein-  
 after specified and in further consideration of the mutual covenants contained,  
 the lessor agrees to lease and the lessee agrees to take the following des-  
 cribed property, to wit:

The laundry building, which includes only that laundry space,  
 located at Stratford Villa Apartments, Eunice Drive, Greenville,  
 South Carolina

The equipment is to be supplied and owned by the lessee. The  
 equipment maintenance is to be assumed by the lessee during the course of this  
 lease and any damage to any and all equipment other than normal wear and tear  
 is to be repaired by lessee. The lessee is to keep the laundry equipment in  
 good repair and good condition.

Lessee agrees to pay its proportionate share of water and elec-  
 tricity which is metered at that one building.

The term of this lease is twenty years (20) at the rate of One  
 Dollar (\$1.00) per year, payable to lessor in advance.

Any major revisions or modifications desired to be made to the  
 building by the lessee, save those which have been enumerated must be  
 approved in writing by the lessor. The lessor will not unreasonably withhold  
 permission if it is legal and calculated to increase the business receipts.

The lessor is to have access to the premises at all times for the  
 purpose of maintaining the building.

TO THE FAITHFUL PERFORMANCE OF THESE COVENANTS these  
 parties do hereby bind themselves, their heirs, administrators, executors,  
 successors and assigns.

1. *[Signature]*  
 1. *[Signature]*

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