STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

RATIFICATION OF AMENDMENT OF LEASE AGREEMENT, OPTION AND EASEMENT

WHEREAS, on October 21, 1976 a Lease Agreement was made and executed by and between George N. Gault and Kenneth M. Williams (hereinafter referred to as "Landlord") and G. Frank Mims and T. J. Mims (hereinafter referred to as "Tenant"), covering a tract of property located on the western side of Laurens Road at the intersection of Kellett Drive, Greenville County, South Carolina, being shown as Parcel 1 on Plat of Property of Gault and Williams by Jones Engineering Service, dated October 12, 1973 and revised in September, 1976, a Short Form Lease, dated October 21, 1977, having been recorded on November 22, 1976 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1046, at Page 608; and

WHEREAS, on July 7, 1977 the aforesaid Lease Agreement was amended by Landlord and Tenant by execution of a document entitled "First Amendment of Indenture of Lease", a Memorandum of Amendment of Lease Agreeement, Option and Easement, dated July 7, 1977 having been recorded in the R.M.C. Office for Greenville County, S. C. on August 8, 1977 in Deed Book 1062, at Page 98; and

WHEREAS, by document entitled Assignment and Assumption of Lease, dated May 1, 1977, recorded November 29, 1977 in the R.M.C. Office for Greenville County, S. C. in Deed Book 1069, at Page 284, Tenant had assigned all of its right, title and interest under the Lease Agreement to Valetep Enterprises Limited Partnership, a Limited Partnership formed under the South Carolina Limited Partnership Act, of which G. Franklin Mims is the sole General Partner (hereinafter referred to as "Assignee");

IN CONSIDERATION of the rentals to be paid and covenants to be performed under the Lease Agreement, as amended, and of the right to use and occupancy of the property covered thereunder, the parties hereto do ratify, confirm and approve amendment of the Lease Agreement by G. Frank Mims and T. J. Mims by execution of First Amendment of Indenture of Lease, dated July 7, 1977, to the same extent and as though said amendment, and memorandum thereof, had been executed by Valetep Enterprises Limited Partnership, and agree that all terms, provisions and conditions thereof shall be binding upon all of the undersigned, their heirs, executors, administrators and assigns.

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