

FILED
GREENVILLE CO. S.C.

1978 JUN 26

LEATHERWOOD, WALKER, TODD & MANN

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

This lease agreement made and entered into as of the
26 day of June, 1978, by and between Laura C. Cousar
(hereinafter referred to as "Landlord") and George R. Cousar, Jr.,
M.D., P.A. (hereinafter referred to as "Tenant")

WITNESSETH: that in consideration of the rents, covenants
and conditions herein set forth, Landlord and Tenant do hereby
covenant, promise and agree as follows:

1. Demised Premises: Landlord is the owner of a certain
parcel of land located on the southern side of Simpson Street in
Memorial Medical Park near the City of Greenville, Greenville County,
South Carolina, said parcel of land being shown and designated as
Lot No. 16 on plat of Memorial Medical Park recorded in the
Greenville County RMC Office in Plat Book 5P, Page 100. Land-
lord intends to construct on said land a medical office building
containing approximately 4,442 square feet of space in accordance
with plans and specifications prepared by Bush - Talley Associates
dated April 23, 1978. Landlord does hereby demise unto Tenant
and Tenant does hereby rent from Landlord the office premises
located in said office building, outlined in red on the site plan
attached hereto as "Exhibit A", and containing 1,588 square
feet, together with the non-exclusive right to use the common
areas in said office building and on said lot of land (including
but not limited to parking areas, walkways, driveways, pickup and
delivery areas). Said office premises together with all rights,
privileges and easements appurtenant thereto shall be herein
collectively referred to as the "demised premises."

2. Term: The term of this lease shall commence
on the date the office building is completed as determined by the
architect Bill Bashor, (which shall be no later than
March 31, 1978), or on the date the Tenant occupies the
demised premises, whichever is earlier and shall terminate
on the same date twenty-five (25) years thereafter. When the

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