

STATE OF SOUTH CAROLINA
County of GREENVILLE

FILED
JUL 5 3 13 PM '79
DONNIE S. TANNERSLEY
R.M.C.

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Lease

This indenture made as of the 29th day of June, 1979, between
EWING-HUGGIVILLE REALTY AND CONSTRUCTION COMPANY

hereinafter called the Lessor, which expression shall include its heirs, successors, or assigns, and
SERIES I, INC.

hereinafter called the Lessee, which expression shall include its heirs, successors, or assigns.

WITNESSETH

That the Lessor, for and in consideration of the rents, covenants, and agreements herein contained to be paid and agreed to be done by the Lessee, does hereby demise and let unto the Lessee the following described premises, to wit:

Approximately 5,663 square feet of office space on the third floor of Piedmont Center Office Building, 33 Villa Road, Suite 310, Greenville, South Carolina, 29607, previously occupied by Southern Bell, and partitioned in accordance with the attached position layout which is hereby made a part of the lease. This includes the designated area of Suite 305 and also that reception area shown as 16 in the attached layout.

TERM

This lease is for a term of one (1) years, commencing July 1, 1979 and expiring June 30, 1980.

provided that if the building is not completed on that date and possession of the leased premises is not delivered to Lessee by that date, the lease shall commence on the first day of the calendar month following delivery of the leased premises to Lessee. If the premises are delivered to Lessee and Lessee accepts possession on any day earlier than the said first day of the calendar month, rental for the interim shall be paid by Lessee on a pro-rata basis, but such earlier taking of possession shall not change the termination date of this lease. Unless Lessee or Lessor gives notice to the other, to the contrary, at least sixty (60) days prior to the termination of this lease, the original lease shall automatically be renewed, upon the same terms and conditions herein contained for a period of one month, thereafter to continue from month to month.

Lessor grants to Lessee the option to renew this lease for four (4) one (1) year periods at the same terms and conditions as stated herein excepting rent which shall be negotiated at that time. Lessee agrees to submit to Lessor in writing at least 60 days prior to the termination of this lease, notice to exercise each option.

RENTAL

Lessee agrees to pay Lessors as rental, the sum of Two Thousand-Five Hundred and No/100----- Dollars (\$2,500)----- per month for each and every month of the lease payable in advance on the first day of each month, commencing with the commencement date of the lease. Rental payments to be made at the offices of The Furman Co., Daniel Building, Greenville, SC 29602

CONSTRUCTION

Lessors agree to cause the leased premises to be completed in accordance with the plans, specifications, and agreements approved by both parties, which are attached to and made a part of this lease. Lessee will not be obliged to construct or install at their expense any improvements or facilities of any kind other than those shown on the attached plans, specifications and agreements. Lessors agree to commence and complete the construction of the building or improvements with reasonable diligence.

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