

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE VOL 1118 PAGE 303

THIS LEASE AGREEMENT entered into this 26th day of DECEMBER, 1979,
by and between CAROLINA RENTALS, INC., hereinafter referred to as "LESSOR", and
THE FIRST NATIONAL PROPERTIES, INC., a South Carolina corporation, hereinafter
referred to as "LESSEE";

WITNESSETH:

For and in consideration of the mutual covenants of the parties here-
to, Lessor does hereby lease to the Lessee and the Lessee does hereby take and
lease from the Lessor the real estate fronting 163.28 feet on the southeasterly
side of U. S. Highway No. 29 (Wade Hampton Boulevard); extending to a depth of
125.0 feet along the southwesterly side of Armsdale Lane (Rushmore Drive);
running to a length of 167.48 feet along property of W. N. Leslie, et al; and
running to a depth of 110.00 feet along line of Shealy. For amore complete
legal description of the leased property, reference is directed to the description
contained on Exhibit "A" which is attached hereto and made a part hereof.

This lease shall commence on January 1, 1980, and terminate on Decem-
ber 31, 1984, with option to the Lessee to renew for two (2) additional terms of
five (5) years, each, by giving written notice to the Lessor not less than sixty
(60) days prior to the commencement of each renewal term, upon the same terms and
conditions, except that the annual rental for the first five-year (5) renewal
period shall be Seventeen Thousand (\$17,000.00) Dollars per year, with payments
of \$1,416.67 per month; and the annual rental for the second five (5) year renewal
period shall be Eighteen Thousand Five Hundred and No/100 (\$18,500.00) Dollars per
year, with payments of \$1,541.67 per month.

Rental payable during the initial term of this Lease by the Lessee
shall be the sum of Fifteen Thousand and No/100 (\$15,000.00) Dollars per year,
payable in monthly installments of \$1,250.00 in advance on the first day of each
month of the term of this lease or any renewal thereof. Under provisions of
Option to Lease Real Estate executed November 1, 1979, by and between the parties
hereto, the consideration of the said Option in the amount of \$1,500.00 paid by
Lessee to Lessor shall be applied to the first monthly rental payment payable
under this lease.

GREENVILLE CO. S.C.
JUL 16 AM '80
SERIES 106
STAMPERSLEY

106 031.00

106 031.00

STATE OF SOUTH CAROLINA
REVENUE TAX COMMISSION
DOCUMENTARY
STAMP
FAX
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