

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS LEASE AGREEMENT entered into this 29th day of January, 1981, by and between Lois Berry Bomar, as LESSEE, and Larry Fowler, as LESSOR:

W I T N E S S E T H:

For and in consideration of the mutual covenants and promises of the parties hereto, as hereinafter set forth, the Lessor and Lessee agree as follows:

1. Lessor does hereby lease to Lessee and Lessee agrees to take, those certain premises owned by Lessor and located at 3400 Wade Hampton Boulevard, City and County of Greenville, S.C., operated as an Exxon Service Station, together with the lot of land whose approximate dimensions are 185 feet by 185 feet by 140 feet upon which the same is situated.

2. In consideration of this lease the Lessee covenants and agrees to pay to the Lessor as rental for said property the sum of Five Hundred (\$500.00) Dollars per month, the first payment of the first year term to be paid in advance, the receipt of which is hereby acknowledged by Lessor.

3. The term of this lease shall be for five (5) years commencing on February 1, 1981. Lessee agrees that it has been placed in possession of said premises.

4. Lessor hereby grants to Lessee the option to rent said premises for an additional five (5) year term, commencing on February 1, 1986 at the rental of Five Hundred (\$500.00) dollars per month, upon the condition that Lessee shall give to Lessor notice in writing of its election to exercise said option at least two calendar months in advance of the expiration of this lease.

5. Lessee shall have the right to use said building for any lawful purpose and Lessee shall have the right to sub-let said premises or any part thereof, to any person or persons for any lawful use.

MCDONALD COX AND FUROR
ATTORNEYS AT LAW
GREENVILLE, SOUTH CAROLINA

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