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P.O. BOX 426
GREENVILLE, S.C. 29602

STATE OF NORTH CAROLINA)
)
COUNTY OF BUNCOMBE)

TRAVELERS REST

LEASE AGREEMENT

THIS LEASE, made and entered into this the 30th day of December, 1980, by and between BEREA PLAZA JOINT VENTURE, a partnership, whose address is 325 Weaverville Highway, Asheville, North Carolina 28804, hereinafter referred to as the "Landlord," and RANDY BRYANT and wife, KAREN BRYANT, whose address is Route 5, Box 564-A, Travelers Rest, South Carolina 29690, hereinafter referred to as the "Tenants";

W I T N E S S E T H :

In consideration of the rents hereinafter agreed to be paid and in consideration of the mutual covenants and agreements hereinafter contained, the Landlord does hereby demise and lease to the Tenants and the Tenants hereby lease and take from the Landlord, a space 40' x 100' located in a shopping center named Berea Plaza. Said property is to be occupied by the Tenants and is to be used exclusively as a health spa and for no other purpose upon the foregoing terms and conditions:

1. The Tenants shall have and hold all the demised premises for a term of one (1) year, conditioned, however, upon full compliance with all the terms and conditions hereinafter set forth. Said term shall commence on the 1st day of January, 1981.
2. As rental for the said premises for the first year, the Tenants shall pay to the Landlord the sum of SEVEN THOUSAND, TWO HUNDRED DOLLARS (\$7,200.00) in equal monthly installments of SIX HUNDRED DOLLARS (\$600.00) on the 1st day of each month during the term of this Lease. The payment for the first month shall be made simultaneously with the execution of this Lease by the Tenants and each month thereafter shall be paid in advance by the Tenants. In addition thereto, at the execution of this Lease, the Tenants shall pay to the Landlord the sum of SIX HUNDRED DOLLARS (\$600.00) as a security deposit which shall be held by the Landlord and returned to the Tenants at the end of this Lease so long as the Tenants shall return the premises in the same or better condition than they received said premises and shall have fully complied with the other terms and conditions of this Lease.

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