

FILED
GREENVILLE CO. S. C.
AUG 13 3 33 PM '81
DONNIE S. HANKERSLEY
R.M.C

BOOK 1153 PAGE 515

STATE OF SOUTH CAROLINA)
) LEASE
COUNTY OF GREENVILLE)

THIS LEASE AGREEMENT made and entered into this 1st day of August, 1981 by and between R. M. Gaffney, as agent, herein- after referred to as Lessor, and Trutna Investment Company, Inc., hereinafter referred to as Lessee,

WITNESSETH:

Lessor, in consideration of the rental hereinafter mentioned, does hereby lease and demise unto the Lessee that unit in the Wade Hampton Shopping Center known as 1374 N. Pleasant- burg Drive, Greenville, South Carolina.

To have and to hold said premises for a period of three years, beginning August 1, 1981 and terminating on July 31, 1984.

The Lessee agrees to pay the Lessor, as rent for the said premises, the sum of \$300.00 monthly beginning August 1, 1981 through July 31, 1982; for the period August 1, 1982 through July 31, 1983, the Lessee agrees to pay monthly the sum of \$325.00; for the period August 1, 1983 through July 31, 1984, the Lessee agrees to pay monthly the sum of \$350.00.

Lessor agrees to give the Lessee an option to renew the within Lease for an additional three years following the expiration of this Lease on July 31, 1984, at a rental amount that is mutual- ly agreeable to the parties.

During the term of the within Lease and any renewal or extension thereof, the Lessee agrees to pay all taxes and insurance on the property. The Lessor reserves the privilege of increasing the insurance coverage five percent (5%) each year during the term of this Lease.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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