

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE ) LEASE AGREEMENT

THIS AGREEMENT made and entered into this 16<sup>th</sup> day of September, 1981, by and between JAMES F. ACKER, JR. and JOHN P. ACKER, hereinafter referred to as LESSOR, and STEWART SPINKS, hereinafter referred to as LESSEE.

W I T N E S S E T H:

In consideration of the covenants and conditions hereinafter contained and of the rental to be paid by the Lessee the Lessor does hereby lease and demise unto the Lessee the following described property:

ALL those certain pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, and being located on the Southwestern side of White Horse Road and shown and designated on the Tax Map for Greenville County as Sheet 384, Block 1, Lots 60, 61 and 68.

Said Lease shall be under the following terms and conditions:

1. TERM. TO HAVE AND TO HOLD the said premises together with the appurtenances unto the Lessee from the first day of October, 1981 for and during and until the 30th day of September, 1991, a term of ten (10) years.

2. RENT. Lessee covenants and agrees to pay the Lessor as rental for said premises the sums as stated in the attached "Exhibit A" which is made reference to and incorporated herein.

3. DUE DATE. All rental payments shall be made on the anniversary of the payment of the first rental and shall be paid at such place as specified by the Lessor until changed in the manner provided herein for the giving of notice.

4. NET LEASE. It is the purpose and intent of the Lessor and Lessee that the rent hereinabove provided to be paid by the Lessee, be absolutely net to Lessor, so that this Lease shall, except as hereinafter provided to the contrary, yield net to the Lessor the rent, as hereinabove provided, to be paid in each year during the term of this Lease, and that all costs,

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