

LEASE

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THIS INDENTURE OF LEASE made and entered into this 19 day of December, 1982, by and between Jimmy O'Quinn of Altamonte Springs, Florida, (hereinafter referred to as "Lessor") and James F. Casey, III of Greenville, South Carolina, (hereinafter referred to as "Lessee").

WITNESSETH:

1. LEASED PREMISES AND TERMS: In consideration of the mutual covenants herein, the Lessor hereby leases to Lessee, and the Lessee hereby leases from Lessor the land and building (formerly the Union Oil Station) located at 4001 Augusta Road, Greenville, South Carolina (A plat is attached and made a part hereof, as Exhibit "A").

This lease shall commence the first day of April, 1982 and terminate on December 31, 1983;

2. RENTAL AND TAXES: The Lessee shall pay as rental for the Leased Premises Four Hundred Sixty (\$460.00) ~~Four Hundred Sixty (\$460.00)~~ Dollars per month, in advance, on the first day of each month beginning April 1, 1982, and continuing through the term of this Lease, at the office of Lessor or such other place as Lessor may designate. Any rent payment not received by Lessor within ten (10) days of the due date shall be increased by a late penalty of Twenty Five (\$25.00) Dollars.

The Lessee shall pay all personal property taxes on equipment and other personal property located in or on the leased premises during this Lease, or any extension thereof. The Lessee shall pay the real property taxes on the building, not to exceed the sum of Two Hundred (\$200.00) Dollars each year.

3. POSSESSION, USE AND SURRENDER OF LEASED PREMISES: The Lessee shall use the Leased Premises in a careful and proper manner and for lawful purposes only.

The Lessee and the Lessor as to their respective obligations, shall, at their own expense, respectively, comply with any

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COUNTY OF GREENVILLE
SOUTH CAROLINA
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