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1983

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

LEASE AGREEMENT

This Agreement, made the 26 day of May, 1983  
between William Hammond and Samuel Hammond of Greenville County  
South Carolina (hereafter called Lessor); and Reeves H. Byrd of  
Greenville County, South Carolina (hereafter called Lessee).

PREMISES

1. Lessor agrees to lease to Lessee and Lessee agrees to  
lease the premises situate in the City of Taylors, County of  
Greenville and the State of South Carolina, and more specifically  
described as follows:

11 Gallery Centre Office Condominium (AKA Unit 7b)  
3110 Wade Hampton Blvd., Taylors, SC 29687

TERM

For a term of Two (2) years beginning on the 1st day of July,  
1983, and ending on the last day of June, 1985. An option for an  
additional two (2) years will be available to Lessee at a maximum  
rental increase of fifteen (15%) percent of current rent.

RENTAL

2. Rent for the premises, which Lessee agrees to pay, shall  
be Five Hundred and no/100ths (\$500.00) Dollars per month. Rent  
is payable in advance on the first day of each month to Cothran  
Sims Barker, Inc., 333 Wade Hampton Blvd., Greenville, South  
Carolina 29609.

A Five and no/100ths (\$5.00) Dollars per day late fee shall  
accrue if the rent becomes over five (5) days past due.

USE

3. Premises shall be used for the purpose of a Solana  
Tanning Salon and Beauty Shop and no other. Lessee agrees not to  
use premises for any illegal purpose or to violate any regulation  
of any governmental body or to create any nuisance or trespass to  
others.

REGIME

4. Lessee agrees to abide by all of the rules and  
regulation of the property regime, by-laws and other regulations.

INSURANCE

5. (A) Lessee agrees to follow all requirements of the  
condominium regime concerning insurance.

(B) Lessee shall carry at his own expense and pay all  
premiums for insurance to cover his personal property, trade  
fixtures and merchandise contained within the structure. Lessee  
will also carry and keep in force a policy of comprehensive  
public liability insurance, including property damage, with  
respect to the leased premises. This policy shall provide at  
least the following limits: bodily injury \$100,000 each person,  
\$300,000 each occurrence and property damage \$50,000 each

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K...  
W.C.H.  
S.W.H.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 02.80

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