

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
 COUNTY OF GREENVILLE)

THIS AGREEMENT entered into this ¹³th day of August, 1983, by and between JAMES T. FINLEY and NAOMI L. FINLEY, hereinafter called the Lessor, and MARGARET HESTER and JEANNE M. CLARK, hereinafter called the Lessee.

WITNESSETH:

1. Demise. In consideration of the payment from time to time by the Lessee of the rents hereinafter set forth and in further consideration of the prompt performance by the Lessee of each of the covenants on its part to be performed hereunder, the Lessor does hereby lease, let and demise unto the Lessee, its successors and assigns, for the operation of a florist business, the building hereinafter called "the demised premises" being located at 407 Piedmont Highway and being the present location of Finley's Flowers, together with all fixtures therein, to have and to hold the said premises, together with all improvements, appurtenances, rights, privileges and easements thereto belonging or in any wise incident or appertaining upon the terms and conditions hereinafter set forth.

2. Term. The term and duration of this lease shall be for a period of five (5) years beginning on August 8, 1983, and ending on July 31, 1988, unless sooner terminated in accordance with its terms.

3. Rental. The Lessee shall pay as rental for the demised premises the sum of Two Hundred Fifty and No/100ths (\$250.00) Dollars per month in advance, on the first day of each month, beginning on the first day of the term hereof.

4. Covenant of Title, Authority and Quiet Possession. Lessor covenants and warrants that Lessor has full right and lawful authority to enter into the lease for the full term aforesaid, and that Lessor is lawfully seized of the entire premises hereby demised and has good fee simple leasehold title thereto.

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