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FEB 11 1970

Mail R. N. Rynes Dist. Mgr. Commercial Cred. Corp. 517 Buncombe

LEASE

THIS LEASE made this 6th day of February, 1970, between Bill B. Bozeman, Harriet B. Leslie, Flora S. Hudson and Gloria S. Mitchell, herein called "Lessor", and Commercial Credit Corporation, herein called "Lessee", a South Carolina corporation,

City

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VOL. 886 PAGE 105

WITNESSETH:

1. Premises leased hereunder:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

COMPLETE EITHER A OR B

FILED GREENVILLE CO. S.C. MAR 13 11 17 AM '70 OLLIE FARNSWORTH R.M.C.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX.

B. For use if Premises Are to be Constructed for Lessee. Lessor will construct the premises to be leased hereunder upon the property located at 607 North Main Street, Greenville, Greenville, South Carolina.
(No.) (Street) (City) (County) (State)

Lessor will lease the premises to Lessee for a period of 5 years, beginning upon actual occupancy thereof by Lessee. The leased premises will

(1) provide Lessee with approximately 2,600 square feet of floor space, on the first floor of the building in which the leased premises are located, arranged according to the floor plan attached hereto as Exhibit A, and made a part hereof.

MOD. (2) be constructed in a workmanlike manner, according to specifications attached hereto as Exhibit B, and made a part hereof, and Lessee shall be entitled to inspect said premises after completion of construction thereof to determine that construction has been accomplished in accordance with the floor plan and specifications approved by Lessee. In the event that said construction of the premises has not been accomplished in accordance with said floor plan and specifications, Lessee shall have the option of requiring Lessor to make such alterations in construction as shall cause the same to comply with the floor plans and specifications, or of declaring this Lease to be null and void and of no effect.

MOD. 2. The demised premises will be ready for occupancy by Lessee not later than July 1, 1970. Time is of the essence. Should the leased premises not be ready by the date indicated in this paragraph, Lessee, at its option, may declare this Lease to be null and void, and of no force or effect whatsoever, provided that should Lessee nevertheless elect to perform this Lease and occupy the leased premises, the beginning and ending dates and rental payment dates herein provided shall be adjusted to reflect the actual date of occupancy of the leased premises by Lessee.

MOD. 3. At Lessee's option, Lessee shall be entitled to renew or extend this Lease for 2 period(s) of 5 year(s) each, or any part thereof, by giving Lessor written notice of intention to so renew or extend not later than sixty (60) days prior to the expiration of this Lease. The same rent and the same covenants and agreements as provided herein shall be effective during such renewal or extended term.

4. Lessee agrees to pay Lessor rent, amounting to Seventy-Five Hundred and No/100---------------------------------- Dollars ($7,500.00) per year, payable in equal monthly installments of Six Hundred Twenty-Five and No/100- ($625.00) each, the rent for the first month or fraction thereof being due on the first day of July, 1970, or date of occupancy, and the rent for each succeeding month of the term hereof being due on the first day of each and every month thereafter.

For Plat See Deed Book 886, page 115

MOD. 5. The following services and utilities shall be furnished continuously throughout the term hereof by and at the cost and expense of the party indicated, provided, however, in no event will Lessee, where Lessee is to supply and/or pay for any such services and/or utilities, be liable for more than the cost of such services and/or utilities as actually are used in the demised premises by Lessee or its authorized personnel.

Service or Utility	Lessor	Lessee
Electricity		X
Heat		X
Water		X
Janitorial Services—If Lessor is to provide, describe in detail (including frequency and type) under		X
sub-paragraph 5.2 below.		
Air Conditioning Maintenance & Service		X
Air Conditioning Repair	MOD.	
Heating System	MOD.	

5.1 All taxes upon the leased premises shall be paid by Lessor. Lessee shall not be liable for the payment of premiums for fire and extended coverage insurance; provided, however, that Lessee will not use the leased premises so as to cause any increase in premiums for such insurance.

5.2

(Continued on next page)