GET W. TRANS.

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LONG. LUSCEY

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

LEASE AGREEMENT

The Landlord and the Tenant, for and in consideration of the keeping by the parties of their respective obligations hereinafter contained, as well as for \$1.00 and other valuable considerations paid in hand simultaneously with the execution and delivery of this Lease, receipt of which is hereby acknowledged, agree as follows:

ARTICLE I DEMISED PREMISES

1. Upon the terms and conditions hereinafter set forth, and in consideration of the payment from time to time by Tenant of the rents hereinafter set forth and in consideration of the prompt performance continuously by the Tenant of each and every one of the covenants and agreements hereinafter contained, to be kept and performed by the Tenant, the performance of each and every one of which is declared to be an integral part of the consideration to be furnished by the Tenant, the Landlord does lease, let, and demise to Tenant and the Tenant does hereby lease of and from the Landlord the following described real property (hereinafter called the Premises) together with all improvements and appurtenances attached thereto:

All of that piece, parcel or lot of land, lying, being and situate on the Southern side of Mills Avenue at the intersection of Mills avenue and Edgewood Drive in the City of Greenville, South Carolina, containing 21,326.35 square feet, more or less, and having according to a plat entitled "Edgewood Medical Plaza - Phase I", prepared by Freeland & Associates, dated November 9, 1983 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 10E at Page 79, the following metes and bounds:

SYNTE OF SOUTH CATOUHA

STOUTH CAROUNA TAX COMMISSION

DOCUMENTARY

STAMP

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