

STATE OF SOUTH CAROLINA) LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS AGREEMENT entered into this the 16th day of October 1975, by and between M. E. DURHAM, hereinafter called "LESSOR" and THOMAS BROTHERS CONSTRUCTION COMPANY, hereinafter called "LESSEE"

WITNESSETH:

That for and in consideration of the payment of the rental hereinafter specified and in further consideration of the mutual covenants contained, the lessor agrees to lease and the lessee agrees to take the following described property, to wit:

The building and adjacent property which is located at 1710 Bramlett Road, Greenville, South Carolina, which includes the parking area immediately adjacent to the building. This property is to be used to the benefit of Thomas Brothers Construction Company for conducting its business.

The term of this lease is three (3) years with an option to renew for an additional three (3) years, should lessee so desire. Lessee is to give lessor at least sixty (60) days advance notice that it wishes to continue said lease agreement.

The lessee is to pay to the lessor the sum of Four Hundred Dollars (\$400.00) per month in advance, beginning the 1st day of October, 1975, and continuing to be paid by the 1st day of each and every month thereafter as long as this lease is in effect. The lessee shall pay said monies directly to M. E. Durham, Post Office Box 7615, Branwood Station, Greenville, South Carolina, 29610. Should for any reason the said payments be more than five (5) days late, the lessor, at his option, shall have the right to declare this lease null in its entirety, and to have lessee vacate the premises. The consideration of Four Hundred Dollars (\$400.00) per month is subject to escalation based on the United States Government Cost of Living Index, using the statistics as of October 1, 1975, as a base. Said lease consideration may fluctuate at the sole discretion of the lessor, but at no time shall the consideration on this lease be less than Four Hundred Dollars (\$400.00) per month, nor shall it be higher than the accumulated cost of living increase percentages plus the Four Hundred

M. E. DURHAM
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