

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

LEASE AGREEMENT SUMMARY

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THIS LEASE AGREEMENT SUMMARY, prepared and executed only for purposes of recording with all rights, duties and obligations between the parties to be controlled by that certain Indenture, made the 1st day of June, 1977, by and between One Thousand East North, a Partnership, hereinafter referred to as the "Landlord" and Ogletree, Deakins, Smoak and Stewart, a Partnership, hereinafter referred to as the "Tenant" and in consideration of the payment of Ten and No/100ths (\$10.00) Dollars cash in hand paid at the time this Agreement is executed, said \$10.00 to be applied to the first year's rent.

W I T N E S S E T H:

1. Demised Premises: 1000 East North Street, Greenville, South Carolina and the adjoining parking, as more fully described in Schedule A, for a term of twenty-six (26) years commencing June 1, 1977 and ending June 30, 2003.
2. Rent: No less than Eighty One Thousand and No/100ths (\$81,000.00) Dollars absolute net rent per annum.
3. Adjustment of Rent: The rent may be adjusted bi-annually, upward, to reflect any increase in Landlord's cost of proper maintenance.
4. Payment of Rent: The annual rent is payable in monthly installments.
5. Repairs and Maintenance: The Tenant shall be responsible for all repairs and maintenance including charges for water, gas and electricity.
6. Alterations, etc.: The Tenant is granted the right to make alterations upon the premises.
7. Assignment and Sub-Letting: The Tenant is authorized to assign or sub-let the lease, but shall remain liable to the Landlord unless released in writing.
8. Signs: The Tenant is granted the right to erect a sign.
9. Liens: The Landlord shall not be responsible for any liens for labor and materials on the premises.
10. Termination: The Landlord, at his option, may terminate the lease if the Tenant shall make an assignment for the benefit of creditors, or be adjudicated insolvent or bankrupt, or make any

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