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A. Altorneys At Land

SCHOOL PROPERSUEY

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WITNESSETH:

THIS LEASE made as of the first day of March, 1977, by and between James T. Hardy and Frances H. Seabrook, individually, and James T. Hardy and South Carolina National Bank of Charleston, South Carolina - Greenville Branch, Co-Trustees under the wills of John T. Davenport and James F. Davenport, deceased, Lessor (hereinafter called LANDLORD), and HTL Enterprises, Inc., a North Carolina corporation, Lessee (hereinafter called TENANT).

For and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Landlord does hereby lease and demise unto Tenant, upon and subject to each of the covenants and undertakings hereinafter set forth, as well as each and every covenant, agreement, and undertaking set forth in a certain Lease Agreement between Landlord and Tenant and bearing even date herewith (hereinafter called the LEASE AGREEMENT), those premises located the northeast corner of Augusta and Cureton Roads

in the City of Greenville , County of Greenville , and State of South Carolina (hereinafter called the DEMISED PREMISES) being more particularly described in Exhibit "A" attached hereto and made a part hereof, together with each and every appurtenance thereunto appertaining.

To have and to hold the same for a term commencing on the first day of September, 19 77, and ending at midnight on the last day of August, 19 92, unless sooner terminated as in this Lease provided or permitted.

Tenant shall be entitled to four (4) renewals hereof, each for a term of five (5) years, upon the same terms and conditions as herein set forth, except as to term and number of renewals, and except as specified in this Lease, and it is agreed that Tenant shall notify Landlord not less than sixty (60) days prior to the expiration of the original term, or of any renewal term, of its intention to exercise its option to renew this Lease. If the Tenant does not give notice to exercise its option, this Lease and all succeeding renewals shall terminate. The renewal rental shall be negotiated during the first 30 days of this 60 day period.

Should Tenant remain in possession of the Demised Premises after termination of this Lease, or of any renewal term of which Tenant shall have availed itself, or after any earlier termination provided or permitted by the Lease Agreement, it shall be a Tenant from month-to-month at the same rental and on the same conditions, except as to term, as herein provided.

As an inducement to Tenant to enter into this Lease, and as an express condition of Tenant's liability hereunder, Landlord hereby covenants and agrees that none of them, nor any person, firm or corporation in which Landlord, or any of them, hold in excess of a

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Total base rental consideration during base term = \$270,000.

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