DEC 13 4 40 PH 179

R.H.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") made and entered into this

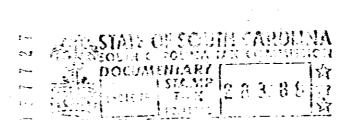
18 day of <u>December</u>, 1979, by and between SCOTT-ZIMMERMAN

ASSOCIATES, A South Carolina General Partnership hereinafter referred to as "Lessor", and NEUROLOGY ASSOCIATES, P.A., a South Carolina professional association, hereinafter referred to as "Lessee".

WITNESSETH:

- 1. <u>Premises</u>. In consideration of the rent to be paid, of the mutual covenants and agreements herein contained, and of other good and valuable consideration, the receipt of which is hereby acknowledged by the parties hereto, Lessor hereby demises and rents unto the Lessee, and the Lessee hereby rents and hires from the Lessor, that certain piece, parcel or tract of land described on Exhibit which is attached hereto and incorporated herein, and the building to be constructed thereon.
- 2. Term. To have and to hold the said premises for and during a term of twenty-five (25) years to commence upon completion of improvements upon the premises.
- 3. Rental. The Lessee covenants and agrees to pay as Rental for the demised premises during each year of the lease term the following annual sums, which annual rental shall be payable in advance in equal monthly installments as set forth below,

	Lease Year	Annual Rental	Monthly Rental
	1st	\$20,000.00	\$1,666.67
3	2nd	20,600.00	1,716.67
90.00 0	3rd	21,200.00	1,766.67
()	4th	21,800.00	1,816.67
:	5th	22,400.00	1,866.67
į	6th	23,000.00	1,916.67
1	7th	23,690.00	1,974.17
-	8th	24,380.00	2,031.67
Ω.	9th	25,070.00	2,089.17
0	10th	25,760.00	2,146.67
	11th	26,450.00	2,204.17
0	12th	27,243.50	2,270.29
	13th	28,037.00	2,336.42
<u>C</u>	14th	28,830.50	2,402.54
1591	15th	29,624.00	2,468.67



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