

The property covered by this rental or lease agreement is located on the south side of Curtis Street, in the Town of Simpsonville, County and State aforesaid and is what is now known as the Broad Oaks Sanitarium and consisting of the main dwelling home or hospital, the garage, the tenant house, together with the yards surrounding these buildings and consisting of approximately three (3) acres of land but the barns located on that property are not to be included and the party of the first part shall have free access to the said barns, and the use thereof.

It is understood and agreed that the party of the first part during the life of this rental contract shall keep the property in a reasonable state of repair but the parties of the second part shall be liable for any damage caused to the property other than ordinary wear and tear and excluding also such damage as may be caused from Acts of God.

Should the buildings on the property, during the life of this contract, be destroyed or seriously damaged by fire, windstorm or any other element or elements beyond the control of the lessees then the lessees may at their option cancel the contract.

It is understood and agreed that the mentioned premises are to be used as a Nursing Home or Hospital and the lessees or parties of the second part shall not have the right to make any alterations or repairs to the premises except upon the written consent of the party of the first part and then such alterations and repairs shall become a part of the premises to remain thereon after the termination of the contract.

The property hereinbefore described is a part of a larger tract of land owned by the party of the first part in that vicinity. The entire property consists of fifteen (15) acres, more or less, and includes that previously described and referred to. It is understood and agreed that the parties of the second part shall have the right and privilege of purchasing said property as a whole at any time during the first year of this rent contract or agreement for Thirty Five Thousand(\$35,000.00) Dollars with the rent agreement terminating upon such purchase being consummated if the parties of the second part exercise their option to purchase with the