

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } LEASE AND OPTION FOR PURCHASE

This is a lease of real and personal property at 1402 Bramlette Road, Greenville County, South Carolina, between H. B. Gosnell, lessor and David J. Gosnell, lessee, together with an option to purchase.

For and in consideration of the mutual rents, promises, and covenants herein contained, the lessor does hereby bargain, grant and lease unto the lessee and the lessee does hereby rent, hire and accept from the lessor all that property located at 1402 Bramlette Road, Greenville County, South Carolina, and all fixtures in the buildings located thereon for a term of five years beginning July 1, 1957 and ending July 1, 1962.

The rent for this property is the sum of \$6,000.00 payable \$100.00 on the 7th day of each month in advance.

The lessor shall be responsible for leaks in the roof, but shall have no other duty to keep the premises in repair. The lessee shall return the premises in as good a condition as they were received by him, normal wear and tear alone excepted.

In the event that the premises are destroyed by fire, the lessor shall have 90 days to repair the same, during which time the rent shall be abated. If the premises are only partially destroyed by fire, the rent shall be abated only in proportion to the loss of use to the lessee caused by the fire.

In the event that the lessee should fail to make any payment when due, the lessor may, at his option, declare the rent for the entire term immediately due and payable and may proceed to collect the same or may forthwith take possession of the premises and cancel the lease and option. In the event of such cancellation, all installments due shall be collectable by the lessor.

The lessee is hereby granted an option during the term of this lease to purchase the premises for the sum of \$8,500.00 in cash.

(Continued on Next Page)