

the Lessee shall give the Lessor written notice of her intention to exercise said option not later than sixty (60) days prior to said Lease.

The Lessor agrees to make all necessary repairs and capital improvements to said property essential to maintaining the property in a proper state of repair. The Lessee is granted the right to authorize emergency repairs and capital improvements, however, the Lessee must obtain approval from the Lessor of all repairs other than those of an emergency nature.

The Lessee must sublease the said premises upon the approval of the Lessor.

The Lessor and the Lessee further covenant, and agree, that in the event the Lessor is transferred and returned to Greenville, South Carolina prior to the expiration of this lease the Lessee will vacate said premises and deliver possession thereof to the Lessor upon sixty (60) days notice by the Lessor of his return to Greenville, South Carolina.

The Lessor hereby grants permission to the Lessee to make certain landscape improvements to the grounds covered by this lease and the Lessor further authorizes the Lessee to expend up to the sum of \$300.00 to defray the expenses of said landscape improvements. The Lessor is to repay the Lessee up to \$300.00 for said improvements upon the termination of this lease.

The Lessee hereby agrees that she will deliver said premises in as good a condition as they shall be at the beginning of this lease, reasonable wear and tear a loan accepts.

That if the Lessee shall breach the terms of this lease and fail to correct said breach within ten days after written notice thereof, the Lessor may at his option declare this lease terminated and take immediate possession of the premises, collecting all rents up to the time of retaking possession, it being understood that this remedy is not exclusive but it shall be in addition to such other remedies as the Lessor may have under the laws of this state.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

WITNESSES:

Linda L. Cohen
Fred W. M. O'Neill

Riley H. Runk (L.S.)
Riley H. Runk, Lessor
Mrs. Leonard Howard (L.S.)
Mrs. Leonard Howard, Lessee

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