

THE STATE OF SOUTH CAROLINA :
 COUNTY OF GREENVILLE : LEASE and RE-NEWAL OPTION

KNOWN ALL MEN BY THESE PRESENTS, That We, Robert H. Eskew, known as the lessor, in consideration of the rent herein provided for, and J. L. DuBose, known as the lessee, in consideration of the use of the property hereinafter described, enter into the following agreement, to wit:

- (1) Lessor does hereby lease unto the lessee the real property hereinafter described for a period of five (5) years, beginning February 1, 1961, at a rental of One Hundred Twenty (\$120.00) Dollars per month, due and payable monthly in advance; and,
- (2) Lessee does hereby lease the said real property for the five year period aforesaid, and promises and agrees to pay to the lessor a rental therefor in the amount of One Hundred Twenty (\$120.00) Dollars per month - during the life of said lease - due and payable monthly in advance, lease to commence February 1, 1961, at which time the first monthly instalment of rent is due and payable.

It is further mutually agreed that the lessee has an option to re-new this lease for another period of five (5) years, commencing at the end of this lease, provided he has performed all of the terms of this lease as herein stipulated; the rental for the renewal period to be One Hundred Forty-Five (\$145.00) Dollars per month, due and payable monthly in advance, for the duration of the renewed lease, but all other terms and conditions relative to this lease shall become applicable to the renewed lease. To exercise this option, the lessee shall give written notice to the lessor of his intention to renew this lease at least ninety (90) days before this lease expires.

It is further mutually agreed that the lessee shall keep the property hereby leased in proper condition and repair, and at the end of this lease, or at the end of the renewal hereof - if this lease is renewed, surrender the property to the lessor in as good condition as it now is, ordinary wear and tear excepted; and any improvements to said property shall be made at the expense of the lessee, with the approval of the lessor.

The lessee shall not sublet this property, or any part thereof, without the consent of the lessor.

In event of damage or destruction of this property by fire or other casualty - arising without the fault of the lessee, the lessee may elect to declare this lease at an end, unless: the lessor shall notify the lessee of his intention to repair or replace the same, and in such event - no rent shall accrue during the time said property is being repaired or replaced.

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