

Carolina. Lessee further covenants to cut and maintain a driveway over said premises, with the building of the above improvements being specifically made a condition subsequent to this lease.

VIII.

The Lessors on their part covenant and agree with the Lessee that they will pay all taxes and other assessments levied upon the premises by any state or municipality and further covenant and agree that the Lessee has the right to cut and remove all that brush or timber necessary for the construction or maintenance of the aforementioned water lines, septic tank, electrical hook-up or driveway.

IX.

The Lessors covenant and agree that in the event that they ever offer said property for sale during the term of this lease that they will give to the Lessee the first option to purchase said premises at a price agreed on between the Lessors and the Lessee.

X.

The Lessee covenants and agrees that if at any time during the term of this lease he decides to sell any residence, mobile home, or trailer which he has placed on the said demised premises he will give the Lessors first option to buy said fixture at a price to be agreed on between the Lessors and Lessee.

XI.

It is expressly agreed and understood that any holding over or continued use and/or occupancy by Lessee, his heirs and assigns, of the hereby leased premises after the expiration of this lease, shall operate and be construed as a tenancy from month to month at the same monthly rate of rent set out herein and under the same conditions in force at the expiration of this lease.

XII.

Lessors shall not be liable to Lessee or agents, guests or employees for any damage caused to his or their person or property by water, rain, snow, ice, sleet, fire, storms and accidents, or by breakage, stoppage or leakage of water, gas, heating or plumbing on, about or adjacent to the premises.

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