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GREENVILLE, S.C.

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For True Copy See Affidavit
Date 29 Page 151

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WALTER J. KASSUBA

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

and

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

PURCHASE AND LEASE AGREEMENT

Property located on the West side of Wade Hampton Boulevard, Greenville, South Carolina, together with a 130-unit apartment project to be constructed thereon.

AGREEMENT dated September 29, 1967 between WALTER J. KASSUBA (herein called "Kassuba"), a resident of the State of Florida, whose office is located at 205 Worth Avenue, Palm Beach, Florida, 33480, and JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY (herein called "Hancock"), a Massachusetts corporation, having its principal office and place of business at 200 Berkeley Street, in the City of Boston, County of Suffolk, The Commonwealth of Massachusetts:

1. The Property. Kassuba represents and warrants that he is the sole owner of the real property (herein called the "Property") described in Schedule A of the form of lease attached hereto as Exhibit A.

2. Construction Financing. On or before August 29, 1967, Kassuba shall have obtained a firm commitment, satisfactory in form and substance to Hancock, for the financing of the construction and equipment of the improvements, hereinbelow described, to be placed upon the Property, and, on or before such date, Kassuba shall have obtained from the issuer of such commitment, and Hancock shall have approved and executed, an agreement whereunder such construction lender agrees to accept prepayment of the construction loan made pursuant to such commitment only from the proceeds of the purchase of the Property by Hancock herein contracted for.

3. Construction of Improvements. Kassuba agrees that on or before September 29, 1967 he will begin and thereafter prosecute with diligence the construction and equipment of a 130-unit 2-story garden apartment complex containing 131,830 square feet (the "Building"), together with the apparatus, chattels, and fixtures now or hereafter erected or placed in the Building or on the Property, or now or here-

(Continued on next page)

This purchase and lease agreement cancelled October 31, 1968.

John Hancock Mutual Life Insurance Company

*By George Brown
Attorney in Law*

SATISFIED AND CANCELLED OF RECORD