

It is agreed that the Second Party, during the term of this lease, may remove the garage from the premises, cut and remove trees and shrubbery, and make alterations to the premises; however, the First Party reserves the right to approve any major alterations to the premises.

It is understood that the Second Party accepts the premises in the condition the same now are, and Second Party agrees to be responsible for the maintenance of said premises during the term of this lease. The First Party agrees to pay taxes. Any insurance carried will be at the option of each party.

III

In the event of a taking of the above described property, or any portion thereof, by condemnation, the First Party agrees that the Second Party will be entitled to a reduction of the purchase price by the amount of such compensation, in the event Second Party exercises the option to purchase. Further, in event of such taking by condemnation, the parties agree that the rents will be adjusted proportionately to that amount which the compensation paid bears to the option price (\$14,000.00).

IV

This option and lease is conditioned upon the Second Party obtaining permission from the City of Greenville to conduct his business as engineering and surveying on the described premises, and Second Party agrees to use his best endeavors to obtain such permission at the earliest possible time.

This agreement contains the entire agreement between the parties, and shall be binding upon and shall inure to the benefit of the respective parties, their heirs and assigns.

WITNESSES:

[Handwritten signatures of witnesses]
Barbara D. Danner

Mrs. Jessie D. Webster

By: *[Handwritten signature of Ellison G. Webster, Jr.]* (SEAL)
Ellison G. Webster, Jr., Attorney in Fact
(See Deed Book 681, Page 352, for Power of Attorney)

[Handwritten signature of Robert B. Bruce] (SEAL)
Robert B. Bruce



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SIDNEY L. JAY ATTORNEY AT LAW GREENVILLE, S. C.