

5. Seller will be responsible for upkeep and maintenance of said Leased premises, normal wear and tear excepted. Purchaser will be responsible for normal monthly utility charges.

6. Seller will be responsible for insurnace and real estate taxes upon said leased premises.

7. Dimensions of leased premises shall be described as follows: *A PORTION OF THAT CERTAIN LOT OF LAND WITH ALL IMPROVEMENTS THEREON LOCATED ABOUT ONE-HALF MILE WEST OF GREER, S.C. AS SHOWN ON PLAT OF ELMER S. WILSON DATED MAY 26, 1966. SAID LOT FRONTS 163 FEET ON STATE HIGHWAY NO. 14 AND RUNS BACK A UNIFORM DEPTH TO TEN FEET BEYOND THE REAR OF STORE BUILDING SHOWN ON SAID PLAT.*

8. If parking area of leased premises is rendered usable by way condemnation or other legal proceedings, then Purchaser shall have the option to terminate this proposed lease.

SELLER AND PURCHASER also agree to the following alternative proposal to the exception of the hereinabove promises and covenants:

(1) Purchase price for sale of said business, meaning only purchase of inventory will be equal to the wholesale purchase cost to the Seller for goods on hand upon turning over of possession to the Purchaser.

(2) Purchaser agrees to purchase the above described tract of real estate with all improvements, fixtures, and equipment thereon for the purchase price of *FIFTY FIVE THOUSAND AND 00/100* (\$55,000.00) Dollars, payable in the following manner:

CASH AT CLOSING

IF either of the above alternative options are exercised within the allotted time period in writing by certified mail, then

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