

to the Lessee the leased premises free and clear of all encumbrances, except such as may have been made or suffered by the Lessee, except property taxes for the year of the purchase and sale, said taxes to be pro-rated at the time of purchase. If the option to purchase is exercised in compliance with the terms of this agreement, the purchase price shall be paid by the Lessee and the deed shall be delivered by the Lessors on the date of the termination of the lease period then current.

The real property subject to this lease and option is described as follows:

All that piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the town of Mauldin, County of Greenville, State of South Carolina, and being known and designated as Tract No. 3, on a plat entitled "Property of Louis J. & Grace S. Carrere" by T. H. Walker, Jr., Registered Land Surveyor, dated July 18, 1970, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Laurens Road (U.S. Highway No. 276) at a point 500 feet north of the intersection of Edgewood Drive and Laurens Road (U.S. Highway No. 276), and running thence, S. 87-08 W., 389.3 feet to an iron pin on the eastern side of a natural boundary; thence with the eastern side of said natural boundary, N. 5-24 W., 145.22 feet to an iron pin on the line of property now or formerly owned by Lavinia H. Davis; thence with said line, N. 44-06 E., 105.54 feet to an iron pin on the line of property now or formerly owned by Frank C. Roberts, Jr.; thence with said line, N. 77-49 E., 75.2 feet to an iron pin on the line of property now or formerly owned by T. M. Verdin, Jr.; thence with said line, S. 9-35 E., 150.11 feet to an iron pin; thence with the southern boundary of property now or formerly owned by T. M. Verdin, Jr., N. 77-50 E., 219.13 feet to an iron pin on the western side of Laurens Road (U. S. Highway No. 276); thence with the western side of Laurens Road (U. S. Highway No. 276), S. 8-05 E., 116 feet to the point of BEGINNING.

The Lessors shall not be required to furnish to the Lessee any utilities or services of any kind, such as, but not limited to, water, heat, fuel, and electricity; and the Lessee agrees to pay all charges for such utilities or services furnished or supplied to or on any part of the premises.

The Lessors agree that the Lessee may improve the property and may erect on the premises such buildings, structures, or equipment deemed necessary by the Lessee in the conduct of its business.. It is agreed that at the termination of the lease or any extension thereof, the Lessee shall have the right, if all rental hereunder has been paid, to remove from the leased property any buildings, structures, or equipment placed on the premises

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W.H. Walker, Jr.
R.H. Roberts, Jr.