

1973 FEB 17

STATE OF SOUTH CAROLINA --) DONNIE S. FALKENBERG
) R.M.C. LEASE AGREEMENT
COUNTY OF GREENVILLE)

THIS LEASE AGREEMENT made this 1st. day of February, 1973, by and between Louis J. Carrere, hereinafter called the Lessor, and Delta Mobile Homes Corporation, hereinafter called the Lessee: WITNESSETH:

1. The Lessor hereby leases to the Lessee the real property described below for an initial lease period of three (3) years commencing February 1, 1973, at a monthly rental of Six Hundred Fifty and No/100 Dollars (\$650.00) payable in advance on the first day of each month throughout the term of the initial lease or any extension thereof at the residence of the Lessor at 5400 Augusta Road, Greenville, South Carolina 29605, or at such other place as the Lessor may designate in writing.

2. The Lessor hereby grants to the Lessee an option to renew and extend this lease upon the same terms and conditions for an additional period of two (2) years from the 1st. day of February, 1976, through the 31st. day of January, 1978. Such option shall be exercised by the Lessee by giving written notice to the Lessor of his election not less than thirty (30) days prior to the expiration of the initial lease period.

LJC
K.A.H.

3. The real property subject to the Lease Agreement 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 a portion of Tract No. 1 on 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 old iron pin at the northwestern corner of intersection of Laurens Road (U.S. Highway 276) and Edgewood Drive and running thence with the western side of Laurens Road (U.S. Highway 276), N. 5-37 W., 300 feet; thence S. 87-04 W., 407 feet, more or less, to a point on the eastern side of a natural boundary; S. 5-24 E., 300 feet to an iron pin on the northern side of Edgewood Drive; thence, with the northern side of Edgewood Drive N. 87-04 E., 398.2 feet to the point of beginning.

4. It is agreed that no improvements are to be made upon the subject premises by the Lessor. Any improvements made upon subject premises by the Lessee other than simple grading and the surfacing shall be made only with the written consent of the Lessor. Any improvements made upon the subject premises shall be made at the sole expense of the Lessee.

5. The Lessor shall not be required to furnish to the Lessee any utilities or service 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.

6. The subject premises may be utilized by the Lessee only for the sale of mobile homes and allied products.

7. Commencing February 1, 1973, Lessee, or sub-lessees or assigns shall at their own cost and expense maintain and provide general public liability insurance for the benefit and protection of Lessor and Lessee in an amount of not less than One Hundred Thousand and No/100 Dollars (\$100,000.00) for injuries to any one person and not less than Three Hundred Thousand and No/100 Dollars (\$300,000.00) for injuries to more than one person, and not less than Twenty Thousand and No/100 Dollars (\$20,000.00) for injury or damage to property arising out of any one accident or occurrence. Said public liability policy or a certificate thereof shall be delivered to Lessor together with proof of payment of premium therefor. Lessee shall cause to be delivered to Lessor

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