

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE AGREEMENT WITH OPTION
 TO PURCHASE REAL PROPERTY

W I T N E S S E T H :

That for and in consideration of the sum of One and no/100 (\$1.00.00) dollar, receipt of which is hereby acknowledged, and the promises and inducements herein contained, the parties hereto, Allen M. McDavid (hereinafter called the Seller) and Dr. George I. Wike, Jr. (hereinafter called the Purchaser) have agreed:

(1) Seller agrees to lease for a period of five years to Purchaser, and Purchaser agrees to lease from Seller for a like period, the following described real estate:

ALL that certain piece, parcel or lot of land shown as 3.23 Acres on a Plat of Survey for I. E. McDavid Estate, made by Carolina Engineering and Survey, dated November, 1965, revised November 21, 1972, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in Georgia Road and running thence along the approximate center of Georgia Road N 67-42 E for 214.5 feet to a nail and cap; thence turning and running along Georgia Road N 68-45 E for 145.3 feet to a nail and cap; thence turning and running along the property of George I. Wike, Jr. S 30-54 E 414 feet; thence turning and running S 75-33 W for 388 feet to an iron pin; thence turning and running N 28-14 W 361 feet, to the point of beginning.

(2) Terms of this lease shall be Four Hundred and no/100 (\$400.00) dollars per year for a period of five years.

(3) At the expiration of this five year lease, and for thirty days prior, the Purchaser may exercise an option to purchase the above described real estate by notifying the Seller in writing of such election to purchase before the expiration of this lease, upon the following terms: Sales price shall be Eight Thousand and no/100 (\$8,000.00) dollars, minus, however, a credit of one-half ($\frac{1}{2}$) of the total sum of lease payment made prior to the election to purchase, and the balance to be financed by the Seller at seven percent (7%) interest over an additional five year period. The payments of the sales price shall be made in sixty (60) equal monthly installments, to include principal and interest.

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