

shown as a triangle 40 feet x 40 feet x 29 feet on the above referred to plat constituting "Annex A" hereto, is to be conveyed to Optionee by Optionor by way of quit-claim deed.

7) 1976 Greenville City and County property taxes and assessments are to be prorated as of time of closing. Parties are to pay their normal closing costs.

8) That check from Greenville City or County purportedly paying for the above referred to triangle is to be surrendered to Optionee upon exercise of the option for his use in attempting to obtain title to that triangle.

9) Inasmuch as Optionee is presently a tenant of Optionor, Optionee specifically has the right to make certain improvements thereon, whether or not this Option is exercised. It is specifically understood that all such improvements are to be the sole expense of Optionee, and are in no way to be deducted from rent or purchase price, as the case may be.

WITNESS our respective signatures in mutual agreement to be bound hereby, and in consideration of all the foregoing, the adequacy of which is hereby acknowledged.

WITNESS:

Heckel V. Boyer
~~Richard E. Werschbach~~
 Richard E. Werschbach

Frances Ellen Smink (L.S.)
 Frances Ellen Smink, Optionor

Executed February 14, 1976

WITNESS:

Kathryn J. Cunningham
W. L. B. [unclear]

Joseph M. Martin (L.S.)
 Joe Martin, Optionee

Executed February 17, 1976