

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT AND
CONTRACT OF SALE

Lease Agreement and Contract of Sale made and entered into this 13 day of February, 1978, by and between Mildred S. Center, herein referred to as "Center" and Robert E. Roberts, III and Ann W. Roberts, herein referred to collectively as "Roberts".

W I T N E S S E T H:

WHEREAS, Center owns and Roberts desires to lease a certain parcel and tract of land located in Greenville County, South Carolina, and,

WHEREAS, Center desires to sell and Roberts desires to purchase said parcel and tract of land at the expiration of the lease term;

NOW, THEREFORE, for and in consideration of One and 00/100 (\$1.00) Dollar and the terms, covenants and conditions contained herein and in further consideration of the lease payments set forth hereinafter and in consideration of the contract price as stated hereinafter, and for other good and valuable consideration, the receipt and sufficiency of all such considerations being acknowledged by the parties hereto upon their execution hereof, it is agreed and contracted as follows:

1. Center leases unto Roberts all that certain piece, parcel and tract of land containing 17.6 acres, more or less, as more particularly described hereinafter. The term and duration of said lease shall be for a period of thirty (30) months commencing on the 13 day of February, 1978.

2. Roberts agrees to pay unto Center as rent for the demised premises, the sum of One Hundred Seventy Six and 00/100 (\$176.00) Dollars per year to be paid annually. The lease payment of \$176.00 per year for the twelve (12) month period beginning February 13, 1978 and ending February 13, 1979, shall be due

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