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GREENVILLE COUNTY
SOUTH CAROLINA

STATE OF SOUTH CAROLINA)
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COUNTY OF GREENVILLE)

L E A S E

This Lease made and entered into this 1st day of March, 1978, by and between Evelyn G. Alexander, Roger A. Alexander and William J. Alexander, Jr., same as W. J. Alexander, III., hereinafter referred to as Lessors, and Edward M. Sanders, hereinafter referred to as Lessee.

WHEREAS, Lessors have agreed to lease unto Lessee the property hereinafter described for a period of four (4) years, beginning March, 1978, and ending on the 1st day of March, 1982.

(1) Monthly rent of \$475.00 per month shall be paid in advance for each month of the four years of this Lease, beginning on the 1st day of March, 1978.

(2) It is further understood and agreed that it is the intention of the parties that any property of any description, including all personal property and anything which should be attached to the land which might otherwise become a fixture, may be removed from said property at anytime during the term of this Lease.

(3) Lessors and Lessee all agree to pay one-half (1/2) of all taxes assessed against the land. Lessor shall not be responsible for maintenance or upkeep of any sort during the period of the Lease and that Lessee will be responsible for the payment of all utilities and/or services rendered to said property, unless otherwise hereinafter agreed in writing.

(4) Lessors agree that if the property is offered for sale, that the Lessee herein will have first option to purchase property after it has been offered for purchase to W. J. Alexander, III., and Roger S. Alexander, and they have declined in writing to purchase same.

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