

FILED
GREENVILLE CO. S. C.

W/ 1977 MAR 25

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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LEASE AND OPTION TO PURCHASE

We, Louis P. Batson, III, Vivien Ruth Batson, Ann Davis Batson and Glenn Elliott Batson, hereinafter called the Lessors, in consideration of the rental hereinafter mentioned, have granted, bargained and released, and by these presence to grant, bargain and release unto Wallace Daniel Bowen, hereinafter called the Lessee, the following described property.

Lots 9, 10, 11, 12, 13 and 17 as shown on plat of "Property of Louis P. Batson Incorporation", recorded in RMC Office for Greenville County, South Carolina, in Plat Book AAA, Page 98, and being more fully described in deed from Louis P. Batson Incorporated to Louis P. Batson, III, et al, by deed dated October 23, 1974, and recorded in said RMC Office in Deed Book 1010, page 791.

The term of this lease shall be from the date of this instrument until December 20, 1983, and the said Lessee, in consideration of the use of said premises for the said term, promises to pay to the Lessors the sum of Fifty Dollars (\$50.00) per month payable monthly in advance.

The property referred to herein is vacant and unimproved property. The Lessee may make such lawful improvements thereon as he may desire provided such improvements do no permanently depreciate the value of said property. All improvements made by the Lessee to or upon said property shall remain upon, and become the property of the Lessors at the expiration of this lease.

The Lessee shall make no unlawful use of said property.

The Lessee shall pay all property taxes and other assessments assessed against the property and all improvements situated thereon during the term of this lease beginning with the year 1979.

If the Lessee vacates or abandons said property, the entire amount due under the terms of this lease shall be immediately due and payable.

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