

premises forthwith and thenceforth hold the same with full right of Lessor to recover from Lessee all past due rents and any and all damages, including attorney's fees, incurred or caused Lessor as a result of said default. In addition to the right to terminate, and all other remedies set forth in this paragraph, Lessor shall also have all other rights and remedies which may be available under the laws of the State of South Carolina, subject to the conditions applicable to Lessor's rights as hereinabove provided.

9. OPTION TO PURCHASE. Prior to the termination of this lease, the Lessee shall have the right and option to purchase the within described leased premises for the sum of \$130,000.00, which option must be exercised by letter addressed to Lessor at his address hereinafter set forth within thirty (30) days prior to termination of this lease. In the event Lessee exercises this option, the rent of \$24,000.00 which will have been previously paid shall be credited as a down payment on the purchase of the leased premises leaving a balance of \$106,000.00 due which shall be paid by Lessee as follows: \$35,000.00 in cash and the balance money mortgage with interest at the rate of eight (8%) percent payable \$861.94 per month for a period of ten (10) years.

10. EXERCISE OF OPTION. In the event the Lessee exercises this option to purchase, Lessor covenants and warrants that he will convey to Lessee upon payment to Lessor of the purchase price herein stated, and execution of the purchase money mortgage, a deed to said premises conveying a good fee simple title free and clear of all liens and encumbrances, except any zoning ordinances, easements and rights of way recorded on the public records with documentary stamps attached and dower duly renounced. It is further understood and agreed by the parties that the mortgage held by John B. League in the amount of \$35,000.00 covering the leased premises will be paid by the Lessor from funds received from the Lessee as rent or purchase money, and if not paid by the Lessor, the amount required to be paid by Lessee to satisfy said mortgage will be deducted from the purchase money mortgage given by Lessor.

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