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the Lessee a general warranty fee simple deed with documentary stamps attached thereto, conveying the subject property free and clear of liens and encumbrances with the exception of recorded restrictions and easements, and with the exception of the aforementioned Fidelity Federal mortgage in the event that said mortgage is assumed by Lessee.

(4) During the term of this lease, the Lessor shall be responsible for all property taxes, fire insurance, regime fees, and maintenance and upkeep for the subject property with the exception that the Lessee shall be responsible for any insurance on personal property contents.

(5) This agreement shall inure to the benefit and be binding upon the parties hereto, their heirs, assigns, successors, executors, and administrators.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 28th day of November, 1980.

IN WITNESS WHEREOF:
Patricia A Barber
Alice Lamm
Wallace Mann
Charles B. Duggins
(As to Lessor)
(As to Lessee)
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Ernest F. Nash, Jr.
Ernest F. Nash, Jr., LESSOR
Central American Mining & Properties Corporation
By: Gordon E. Mann, Pres
LESSEE

PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within-named Ernest F. Nash, Jr., Lessor, and Central American Mining & Properties Corporation by its duly authorized officer, his Lessee, sign, seal, and as their act and deed deliver the within Lease with Option to Purchase Agreement and that (s)he with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of November, 1980

Alice Lamm
Patricia A Barber (SEAL)
Notary Public for South Carolina

My Commission Expires: 1-23-84

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