

It is acknowledged by the parties hereto that the monthly payment referred to in Paragraph number three (3-b) is based in part on a tax liability to Greenville County, South Carolina, and the payment of insurance and first mortgage payment and a second mortgage payment, and any future change in the charges of taxes, insurance and first and second mortgage payments will directly change the monthly payment to reflect the said change.

4. That the Lessees may exercise the option to purchase at anytime by giving the Lessor thirty (30) days written notice of their intention to exercise the option and by paying the sum of One and No/100 (\$1.00) Dollar to the Lessor; and further Lessor agrees to transfer good, marketable, fee simple title with dower duly renounced, without encumbrance, for the consideration of the sum of One and No/100 (\$1.00) Dollar within thirty (30) days of notice that the Lessees do intend to and desires to exercise the option to purchase; and further, Lessees must comply with the provision of Paragraph number two (2) pertinent to the lease payment.

5. The Lessor and Lessees hereby agree that the Lessees shall not sublet, rent, or lease the subject property without written permission of the Lessor, and further the Lessees may not assign this Lease With Option To Purchase without the written permission of the Lessor.

6. The Lessor agrees to promptly and timely make the payment on the mortgages, and to promptly and timely make all payments of taxes and insurance that may be due on the subject property.

7. The Lessees agree to pay any governmental assessments above and beyond normal taxes and Lessor agrees to timely notify Lessees of such governmental action if such action is taken.

8. The Lessees agree to maintain all future repairs and maintenance.

9. The parties agrees that should the Lessees breach this Lease With Option To Purchase, the Lessor has the right to immediately take possession of the subject property.

10. The Lessor agrees to maintain hazzard insurance on the said property at a minimum figure of Thirty Thousand and No/100 (\$30,000.00) Dollars.

11. The Lessor and Lessees agree that all notices to each other shall be in writing to the following addresses:

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