

MAIL TO: MEMORIAL METHODIST CHURCH
201 N. Main St., Greer, S. C.
29651

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
GR: FILED)
SOUTH)
S.C.)
JAN 15 1982)
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SHERSLEY)

LEASE AGREEMENT

This Lease Agreement is made and entered into this 2nd day of January, 1982 by and between MEMORIAL UNITED METHODIST CHURCH of Greer, S. C., as LESSOR, and DOLLIE HOWE SULLIVAN, as LESSEE:

PREAMBLE

Simultaneously herewith, the Lessee is conveying unto the Lessor a certain house and lot located on North Main Street in the City of Greer identified on the Greenville County Tax Maps as Lot 3, Block 4 on Sheet G22 for a total stated consideration of \$50,000.00. Lessee is financing \$49,000.00 of such purchase price by Note and Purchase Money Mortgage of even date herewith. Such Note and Mortgage indebtedness is payable over a five year term, without interest. The parties have previously agreed by written contract that, as a part of the consideration for such sale, and in lieu of interest being charged on the amount financed, that this rent-free Lease Agreement would be entered into.

BASIC TERMS

NOW THEREFORE, in consideration of the foregoing premises and the mutual covenants contained herein, the Lessor and Lessee do hereby covenant and agree as follows:

1. PROPERTY COVERED: Lessor does hereby lease unto Lessee, free of rent, the following described property:

ALL that lot of land in said State and County in the City of Greer, known as Lot 3, Block 4 on Sheet G 22 of the Greenville County Tax Maps. EXCLUDING HOWEVER, a rectangular-shaped portion at the rear of such lot lying on the westerly side of line extended from the rear line of the existing garage on the adjacent property being conveyed to Lessor by Robert Hyatt, et al (G 22-4-4). The intent of this Lease Agreement is that Lessee shall continue to have full use of the dwelling house, garage, and adjacent grounds.

2. TERM: The maximum term of this Lease Agreement shall be the natural lifetime of Lessee, except that automatic termination hereof shall occur upon the happening of either of the two following events:

- A. The election by Lessee to no longer reside in such dwelling, for any reason; or
- B. The event of Lessee being admitted as a patient to any medical or nursing facility under such circumstances as two physicians familiar with Lessees' condition are