

all of its rights and duties under this Lease, including, without limitation, the making of repairs which Landlord may deem necessary from time to time for the security and preservation of said property.

Section 11.07. Option to Purchase.

Upon the termination of the term of this Lease, Tenant shall have the option to purchase the premises and all business equipment and three mobile homes located thereon for the purchase price of \$45,000.00. To exercise such option Tenant shall give notice in writing to Landlord by certified mail, return receipt requested, no less than thirty (30) days prior to the end of the lease term. Should Tenant elect to exercise this option to purchase, Landlord agrees to finance the entire purchase price of \$45,000.00 with simple interest at the rate of 15% or the South Carolina National Bank prime rate as of the date of purchase, whichever is lower, amortized at a monthly payment rate of \$750.00 per month, including principal and interest. This option to purchase can be exercised only upon the termination of the full eighteen (18) month lease term, and the closing of the sale shall be held at the office of the Lessor's attorney.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals to duplicate originals of this Lease Agreement this ~~first~~ day of ~~May~~, 1982.  
8-TH APRIL

R. Kinard Johnson Jr.  
Witness

Bonnie S. McGee  
Bonnie S. McGee (Landlord)

Cherie Geringer  
Witness

Donald G. Holbrooks  
Donald G. Holbrooks (Tenant)

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named Lessee and Lessor sign, seal and as their act and deed, deliver the within written Lease and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 8<sup>th</sup> day of April, 1982.

R. Kinard Johnson Jr. (LS)  
Notary Public for South Carolina

Cherie Geringer

My Commission expires: 7-12-89

RECORDED APR 9 1982 at 10:28 A.M.

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