

STATE OF SOUTH CAROLINA )  
 ) LEASE AGREEMENT  
 COUNTY OF GREENVILLE )

THIS LEASE AGREEMENT entered into this 6 day of ~~June~~<sup>July</sup>, 1982, in Greenville County, South Carolina, by and between TIM J. NELSON and DEBRA NELSON, hereinafter jointly referred to as "Lessor," and LYLE C. ERICKSON and ~~DIANE~~<sup>DIANE</sup> ERICKSON, hereinafter jointly referred to as "Lessee,"

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the mutual covenants expressed hereinafter, Lessor has granted, bargained, and leased unto Lessee, and Lessee does hereby lease and rent the premises hereinafter described, subject to the following mutually understood and agreed upon terms and conditions.

The realty and improvements thereon which is the subject of this Lease is more fully described as follows:

ALL that certain piece, parcel, or lot of land known as Lot No. 23 on a plat of Canebrake I Subdivision prepared by Enwright & Associates, recorded in the Greenville County RMC Office in Plat Book 5-P at page 46; said property is located at 327 Saratoga Drive, Greer, South Carolina; the particular metes and bounds of said lot are more fully shown on the above mentioned plat which is incorporated herein by reference.

TERM: The term of this Lease shall be for a period of one (1) year beginning on July <sup>26</sup>~~20~~, 1982, with the term to continue on a month to month basis thereafter.

RENT: Lessee does hereby agree to pay and Lessor does hereby agree to accept the sum of Four Hundred Ninety-Five and No/100ths (\$495.00) Dollars per month, payable on or before the <sup>26</sup>~~20~~th day of each and every month during the term of this Lease Agreement. It is understood that monthly rental shall begin on July <sup>26</sup>~~20~~, 1982.

MAINTENANCE, REPAIRS AND ALTERATION OF BUILDING:

Lessee agrees to take the building located on the within premises as is. It is understood between the parties that the Lessee will be responsible for regular and normal maintenance and repairs to the building including upkeep and care of the yard. It is further understood that Lessor shall be responsible for all major repair to the premises including but