

Agreement. Lessee further agrees to be responsible for all liability, damages, or injuries caused or occasioned by pets owned by the Lessee and maintained on the lease premises. Lessor agrees to transfer current year's pool and tennis club membership to the Lessee with any further membership fee to be paid by the Lessee. Lessor also agrees to be responsible for the annual Canebroke Homeowner's Association dues for the subject property.

TIME: All times and notices required herein are to be strictly construed, and it is understood by and between the parties hereto that time is of the essence.

BINDING EFFECTS: It is further understood by the Lessee that the demised premises herein is subject to certain restrictive covenants for this subdivision presently on record in the Greenville County RMC Office and that said restrictions apply to and are binding upon the Lessee. All the covenants and agreements herein contained shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

IN THE PRESENCE OF:

[Signature]

[Signature]
TIM J. NELSON

[Signature]

[Signature]
DEBRA NELSON LESSOR

[Signature]

[Signature]
LYLE C. ERICKSON

[Signature]

DIANE ERICKSON LESSEE