

State of South Carolina S.C.
County of GREENVILLE
JUN 17 1982
PH '82
ASLEY

LEASE WITH OPTION TO PURCHASE

R & R Associates, a South Carolina General Partnership lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto Helen E. Wefers
lessee

for the following use, viz.: residential

the
property owned by R & R Associates known as 121 Trent Drive, Taylors, South Carolina
for the term of one (1) year or until Lessee sells her house located at 2631 Golfridge Lane,
Apopka, Florida, provided, however, the option may be extended by Lessee on a yearly basis
until Lessee's said house is sold and the said lessee

in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of \$10,000.00
at the execution of this Agreement and \$284.00 per month thereafter until the ~~option~~
option is exercised. ~~xxxxxx~~ If the option is never exercised, Lessee forfeits
the \$10,000.00. If the option is exercised the \$10,000.00 shall be applied towards the

purchase price of \$46,000.00.
The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee
only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the
roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from
leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor
so desires and give notice of same in writing.

~~If the business is discontinued on the premises created before the expiration of the lease then the whole of the
unexpired time becomes immediately due and payable.~~

~~Outside signs to be erected that may come in contact with the premises or any other outside part of the building must be
submitted to the lessor before being erected.~~

Lessee is hereby granted an irrevocable option to purchase the herein described property
at any time during the term of this Lease or any extension thereof for the price of
\$46,000.00. Lessee is to be credited with the \$10,000.00 paid at the execution of
this Lease. At closing Lessee is to pay the Seller \$5,500.00 plus the remaining balance
on the outstanding mortgage with American Federal Savings and Loan Association to be
approximately \$30,400.00. Seller warrants that all payments on the outstanding loan will
be made timely and that no further encumbrance will be permitted on the property.
The monthly lease payments of \$284.00, each is to be considered rent and not applicable
to the purchase price. Lessee is responsible for taxes and insurance during the Lease.
Lessor further agrees to execute a deed pursuant to the option to be left in escrow with
stamps attached pending exercise of the option.

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To Have and to Hold the said premises unto the said lessee, her
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from
year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-
tioned give to the other party _____ months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or
months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of
glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and
agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-
rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 17th day of December, 1982

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Witness: *Kathy J. Kelkus*
Kathy J. Kelkus

R & R ASSOCIATES, A SOUTH CAROLINA
GENERAL PARTNERSHIP (SEAL)
By: *Helen E. Wefers* (SEAL)
HELEN E. WEFERS (SEAL)
(SEAL)

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