Lessees for a term of one (1) year commencing on the date of execution of this Lease and Option to Purchase and renewable each and every year on the anniversary of the execution of this Lease and Option to Purchase between Lessors and Lessees. Renewal will be automatic unless either party gives the other written notice of termination at least thirty (30) days prior to the expiration of the current term.

RENTAL: Rent for each one year term of this Lease With Option to Purchase shall be the amount of real property taxes assessed by the Greenville County Tax Collector. It is understood and agreed by and between the parties that for the year 1982, the real estate taxes were Eighty-Five and 25/100ths Dollars ($85.25) on account number 0200588840077001 and that the rental for the calendar year of 1983 has been apportioned between the Lessors and Lessees in the closing of adjacent property having been purchased by the Lessees from the Lessors.

Upon receipt of the tax notice from the Tax Collector or Lessees in 1983, the Lessors shall pay said tax without any further monies being paid to Lessors by Lessees. For subsequent years, commencing in 1984, for the tax which will be due and payable on or before January 10, 1985, Lessees shall pay the amount of tax assessed by the Tax Collector to Lessors who shall then be responsible for making the actual payments, with payments continuing on such a schedule for the duration of the Lease. Lessors shall send a copy of the tax notice, upon its receipt, to Lessees in order that Lessees will know the amount to pay.

ASSIGNABILITY: This Lease is not transferrable, assignable or sublettable by Lessees to third parties, nor can Lessees mortgage, pledge, encumber or hypothecate their interest in the demised premises.

TREES: Lessees shall not remove any trees or add any improvements to the demised premises without the prior written approval of the Lessors, nor will Lessors make any changes to the property during the term of the Lease.

OPTION TO PURCHASE: It is agreed by and between the Lessors and Lessees that the Lessors do hereby grant to the Lessees a right of first refusal and an option to purchase the demised premises for the fair market value at the time the Lessors elect to sell the property, should they desire to do so. Lessors further agree that said right of first refusal and option to purchase shall remain in full force and