

and Tenant-Purchaser does hereby lease and accept from Owner, on the following terms and conditions, the property described as follows:

ALL that piece, parcel or tract of land situate, lying and being in the City of Greenville, Greenville County, S.C., at the northwesternmost corner of the intersection of West McBee Avenue and South Richardson Street, all as more fully described according to a survey prepared for Avery Wood by Freeland & Associates, dated June 18, 1983, and having, according to said survey, the following metes and bounds, to-wit:

BEGINNING at an iron nail at the intersection of West McBee Avenue and South Richardson Street and running thence N. 67-50 W. 2.54 feet to an adjoining lot line; thence with the old lot line N. 20-49 E. 113.27 feet to an iron pin; thence S. 68-58 E. 55.75 feet to the right of way of South Richardson Street; thence with the right of way of South Richardson Street S. 48-40 W. 113.94 feet to an iron nail, the point of beginning.

(2) Tenant-Purchaser agrees to pay to Owner, upon delivery of this agreement, the full sum of Six Thousand (\$6,000.00) Dollars as total rent to be paid for the duration of the lease term.

(3) The lease term shall be the entire term of the life estate of the existing life tenant, Aimee Sloan Norwood, the entire life estate of the second life tenant, Wilkins Norwood, and for so long during the life of the remainderment as is necessary for them to execute and deliver to Tenant-Purchaser their general warranty deeds, as is more fully hereinafter set forth.

(4) Upon the death of the life tenant, Wilkins Norwood, and in exchange for One (\$1.00) Dollar additional consideration, the surviving children of Wilkins Norwood, either one or more of Elizabeth Ramseur Norwood Laucks, George A. Norwood, and Aimee Norwood Oliver, agree to execute in favor of Tenant-Purchaser