

Lease Agreement with Option to Purchase continued and concluded page 3.

18. If Seller shall fail to perform any of the agreements contained herein, Buyer shall at Buyer's discretion be entitled to a return of the entire downpayment of two thousand, four hundred ninety dollars (\$2,490.00) or may seek specific performance of this agreement. Nothing in this agreement, however, shall be construed as a waiver of any other rights or causes of action which the Buyer may seek through any appropriate legal process.

19. This agreement may be extended by the mutual agreement of Buyer and Seller and the payment by Buyer to Seller of one hundred dollars.

20. In the event that the whole or a substantial part of the leasehold premises shall be expropriated for public or government public use or purpose, all monies received by the Seller by reason of such expropriation shall be deposited into an interest-bearing escrow account. Such funds and the accrued interest thereon to be paid to the Buyer on the date the Buyer exercises his option to purchase the property. Should the Buyer fail to exercise his option to purchase, such escrowed funds and the accrued interest shall become the property of the Seller.

21. The covenants, conditions and agreements in this lease with option to purchase shall bind and inure to the benefit of Buyer and Seller and their respective heirs, successors, and assigns.

22. This agreement is fully assignable.

23. This agreement represents the entire and only agreement between Buyer and Seller all previous discussions, agreements or understandings notwithstanding.

24. For purposes of this agreement, all notice requirements shall be satisfied by the posting by certified mail, with proper postage affixed, a written statement of intent. Notice requirements shall run from the date such notice was posted with the United States Mail.

Entered into this Twenty-first day of October 1983.

Signed, sealed and delivered in the presence of:

[Signature]
Witness to Buyer and Seller
Cornie Ledford
Witness to Buyer and Seller
[Signature]
Witness to Seller Dan E. Hall
[Signature]
Witness to Seller Dan E. Hall

H. Wayne Rosier
H. Wayne Rosier, Buyer
L. Michelle Rosier
L. Michelle Rosier, Buyer
Jeffrey B. Anderson
Jeffrey B. Anderson, President
Children's Co. Inc., Seller
Dan Hall
Dan Hall, Seller

State of South Carolina)
County of Greenville)

Probate (As to the Buyers and
Jeffrey B. Anderson)

Personally appeared the undersigned witness and made oath that (s)he saw the within named Buyer and Seller sign, seal and deliver as their act and deed the within written lease with option to purchase and that (s)he with the other witness subscribed above, witnessed the execution thereof.

Sworn to before me this
21st day of October, 1983

[Signature]
Notary Public for SC
My Commission Expires 2-22-89

Cornie Ledford

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