

STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT WITH
COUNTY OF GREENVILLE) OPTION TO PURCHASE

THIS INDENTURE, made and entered into this 26th day of April, 1984, by and between John E. White, Jr., hereinafter referred to as "Landlord", and Steven K. and Cara A. Roberts, hereinafter referred to as "Tenants."

PREMISES: That the Landlord does hereby demise and lease unto the Tenants and the Tenants hereby accept and rent from the Landlord that lot of land described as follows:

The land and building designated as 106 Darlington Avenue, Greenville County, South Carolina.

TERM: To have and to hold the said premises unto the said Tenants for a term of Forty-eight (48) months, commencing on the 15th day of May, 1984, and expiring on the 14th day of May, 1988.

RENTAL: Tenants shall pay to Landlord for the use and occupancy of the premises during the period of the said lease term, a rental of Three Hundred Fifty and 00/100ths Dollars (\$350.00) per month, payable on the 15th day of each month beginning May 15, 1984.

PLACE OF PAYMENT: All payments hereunder by Tenants shall be made to Landlord at 5127 Furman Avenue, Columbia, South Carolina, 29206, unless notified in writing to the contrary by the Landlord.

QUIET POSSESSION: The Landlord covenants and warrants that Landlord has full right and lawful authority to enter into this lease for the full term as aforesaid; that he is lawfully seized of good and marketable fee simple title to the premises; that the premises are free and clear of all liens and encumbrances and that he will defend the title to the premises against the claims of all persons whomsoever. Landlord further covenants and warrants that if Tenants shall discharge the obligations herein set forth to be performed by the Tenants, the Tenants shall have and enjoy during the term hereof the quiet and undisturbed possession of the demised premises, together with all appurtenances appertaining or appendant thereto without hindrance from Landlord. *Tenant is aware of the two (2) mortgages on the property. JW*

IMPROVEMENTS: It is understood and agreed that the Tenants shall have the right to make such improvements as are deemed necessary to adapt the premises for their use. All improvements shall become fixtures and Landlord will not be responsible for the value thereof if Tenants do not exercise their Option to Purchase as set forth below.

ASSIGNING AND SUBLETTING: Tenants may assign their interest in this lease and option or sublet the whole or any part of the leased premises without the written consent of Landlord so long as they are not in default of this Agreement. However, any assignment and/or subletting shall not relieve Tenants of any of their obligations hereunder unless so released in writing by Landlord.

MAINTENANCE: Tenants agree to maintain the building and other improvements which are on the premises, or which may be constructed on the premises, during the term of this lease in good condition and repair and to clean and clear of refuse and garbage all areas of the premises. Tenants agree to keep the premises free of all health hazards. Tenants shall be responsible for all repairs to the premises or improvements thereon during the term of this lease. However, Landlord shall be responsible for any repairs to the electrical, plumbing, furnace, and/or hot water heater to place same in working condition which may be required as a result of the inspections performed by Tenants prior to or within 15 days of the signing of this Agreement.

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