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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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LEASE AGREEMENT

THIS LEASE AGREEMENT, made in Greenville County, State of South Carolina, this the 31 day of December, 1965, between W. Mills Hodge and Laura D. Hodge, hereinafter referred to as Lessors, and Rev. Douglas N. Baker, hereinafter referred to as the Lessee,

WITNESSETH:

In consideration of the mutual covenants contained in this agreement and hereafter stated, the Lessors do lease, let and demise unto the Lessee the real estate hereinafter described.

The parties do mutually covenant and agree as follows:

1) That the Lease shall become effective on December 27, 1965 and shall continue for a term of twelve (12) months therefrom. That as rent for the leased premises, the Lessee shall pay to the Lessors at such place as the Lessors may designate the sum of One Hundred and Fifty and No/100 (\$150.00) Dollars, payable monthly in advance, beginning on December 27, 1965, and continuing each month thereafter during the term of this Lease Agreement. Upon failure of the Lessee to pay any installment of rent by the 10th day following its due date, the Lessors may declare this agreement terminated, and the Lessee shall be holding possession of the premises as a tenant at will.

2) The Lessor warrants the peaceable possession of the premises to the Lessee during the term of said Lease. It is agreed and covenanted that if the Lessee's possession is threatened by any lien holder, including liens for taxes, the Lessee in order to protect his possession of the premises, may apply future installments of rent to the payment of the same.

3) The Lessee agrees to maintain the premises, including the dwelling thereupon in good repair during the term of said Lease. Normal wear and tear is excluded and damage by fire or other unavoidable casualties are excluded. He further agrees to make or permit to be made no alterations or additions to the demised premises without written consent of the owner, to refrain from assigning, subletting, or parting with possession of the

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