

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENVILLE )

AGREEMENT

FILED  
GREENVILLE CO. S. C.

This lease and option agreement made this 15th day of August, 1970, between Louis J. Carrere and Grace S. Carrere, hereinafter called the Lessors, and Woodall Brothers Enterprises, Inc., a corporation organized under the laws of the State of South Carolina, hereinafter called the Lessee, witnesseth:

The Lessors hereby lease to the Lessee the real property described below for an initial lease period of two (2) years from the 15th day of August, 1970, through the 14th day of August, 1972, at a monthly rental of Two Hundred and No/100 (\$200.00) Dollars payable in advance on the 15th day of each month throughout the term of the initial lease or any extension thereof at the residence of the Lessors at 5400 Augusta Road, Greenville, South Carolina, or at such other place as the Lessors may designate in writing. Payment of rent in the amount of Two Hundred and No/100 (\$200.00) Dollars for the first month from August 15, 1970, through September 14, 1970, is hereby acknowledged.

The Lessors hereby grant to the Lessee an option to renew and extend this lease upon the same terms and conditions for an additional period of three (3) years from the 15th day of August, 1972, through the 14th day of August, 1975. Such option shall be exercised by the Lessee by giving written notice to the Lessors of his election not less than sixty (60) days prior to the expiration of the initial lease period.

The Lessors hereby grant to the Lessee an option to purchase the leased property at the termination of either of the two (2) lease periods noted above. If the option to purchase is exercised by the Lessee at the end of the initial lease period, the purchase price shall be Twenty-Two Thousand Five Hundred and No/100 (\$22,500.00) Dollars. If the option to purchase is exercised by the Lessee at the end of the second lease period, the purchase price shall be Twenty-Five Thousand and No/100 (\$25,000) Dollars. Such option shall be exercised by the Lessee by giving written notice to the Lessors not less than sixty (60) days prior to the termination of the initial or renewal lease period. The purchase price is to be paid to the Lessors upon tender by the Lessors of a good and sufficient general warranty deed conveying

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*R.H.W.*  
*R.A.K.*  
*W.C.*  
*W.C.*