

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE WITH OPTION TO PURCHASE

This agreement is made this 16 day of June, 1980, between Junior Hamlett, hereinafter called "Lessor," and Willie Looper and Lula Ann Looper, hereinafter called "Lessees."

W I T N E S S E T H

That in consideration of the covenants herein contained, on part of the Lessees, to be kept and performed, the Lessor does hereby demise and lease to said Lessees:

ALL that certain piece, parcel or lot of land on the West side of "D" Street, in Section 6, of Judson Mills Village, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 52 as shown on the plat of Section 6, Judson Mills Village made by Dalton & Neves, Engineers, in November, 1941, and which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book K, at Page 106 and 107, also being described in Block Book 114, Sheet 7, Page 6.

To hold the said premises hereby demised unto said Lessees from the 15th day of June, 1980, to the 15th day of June, 1981, said Lessees paying therefore the rent of One Hundred Sixty and No/100 (\$160.00) Dollars per month beginning June 15, 1980 and a like sum each month thereafter during the term of said lease.

Lessor covenants with the Lessees that the Lessees paying the rent when due as aforesaid, shall peaceably and quietly use, occupy and possess said premises for the full term of this lease without let, hinderance, eviction, molestation or interruption, except as provided below, and that the Lessees covenants with Lessor:

1. To pay said rent hereinabove referred at the times in which the same is made payable.
2. To pay all water, electric, gas and telephone charges which may be assessed upon the demised premises during the term hereof.
3. Not to suffer, commit or waste of the premises or make any unlawful, improper or offensive use of the same.
4. Not to assign this lease or to underlet the said premises or any part thereof without the previous written consent of the Lessor first being obtained.
5. That this lease shall terminate when the Lessees vacate the said premises, providing all payments have been made hereunder or a sub-lease agreement has been executed.
6. That it is expressly agreed that the Lessees shall be totally responsible for any and all repairs incidental to said premises, including but not limited to any and all appliances, plumbing, heating both mechanical and/or structural.

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