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STATE OF SOUTH CAROLINA)
)   LEASE AGREEMENT
COUNTY OF GREENVILLE   )

      This Lease Agreement made and entered into by and between Roy and Mona Connors (hereinafter collectively referred to as "Lessor") and Jacques Mesmain and Elisabeth J. Mesmain (hereinafter collectively referred to as "Lessee").

      1. Lessor hereby leases to Lessee the premises situated at 5 Timbertree Way, Taylors, South Carolina, more particularly described as Lot No. 8 of a subdivision known as Pebble Creek, Phase II and shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book 6-H at Page 87 together with all and singular the rights, members, hereditaments, and appurtenances to said premises belonging or in any wise incident or appertaining for a term of one (1) year to commence on September 15, 1980.

      2. Lessee agrees to pay as rent for the demised premises the sum of Six Hundred Ninety Five ($695.00) Dollars per month. Rent for the initial six (6) months of the Lease term, through March 15, 1981, shall be paid in advance on or before September 15, 1980. Rent thereafter shall be paid on the 20th day of each month beginning March 20, 1981.

      3. On execution of this Lease, Lessee deposits with Lessor Six Hundred Ninety Five ($695.00) Dollars, receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms of this Lease, to be returned to Lessee, without interest, within fifteen (15) days after the termination of this Lease less any amounts retained by Lessor as damages for Lessee's breach of any of the terms or conditions hereof.

      4. Lessor covenants that Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.

      5. The demised premises shall be used and occupied by Lessee exclusively as a private and family residence. Lessee shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the demised premises.