

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

THIS LEASE WITH OPTION TO PURCHASE REAL ESTATE made and entered into this 13 day of August, 1984, between Eric C. Hyman and Pauline R. Hyman (hereinafter called "Lessor") and James M. Skinner and Suzanne Y. Skinner (hereinafter called "Lessee").

WITNESSETH:

I.

THAT, in consideration of the agreements and payments hereinafter set forth, the Lessor agrees to lease to the Lessee the home and lot described in "Schedule A", attached hereto and incorporated herein for a sum of Seven Thousand Two Hundred (\$7,200.00) Dollars for a period of twelve (12) months commencing September 1, 1984 and ending August 31, 1985 subject to the provisions hereinafter. Said sum shall be paid in equal payments of Six Hundred (\$600.00) Dollars, payable on the first day of each month beginning September 1, 1984. No portion of the monthly lease payments shall be credited toward the prospective purchase price described hereinafter.

The parties hereto agree that the premises are in suitable condition upon the execution of this document, and Lessee agrees to maintain premises in reasonable condition throughout the term of this lease, no major modification to the premises are permissible without Lessor's written consent. Lessor agrees to be responsible for the condition of major appliances, air conditioning and heating as well as major structural repairs during the month of September, 1984; thereafter, Lessee shall be responsible for said items and shall inform Lessor promptly as to any major repairs.

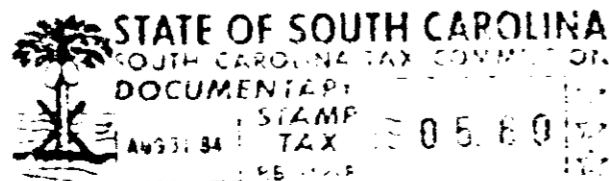
Should Lessee be in arrears for a period of thirty (30) days in the monthly payments, Lessor shall have the right to re-enter premises, and this agreement shall be void. The parties specifically agree that the monthly lease payments shall be mailed to the Lessor's address in Lexington, Virginia so that said payments are calculated to reach such address on, or before, the first day of each month.

II.

THAT, in consideration of Two Thousand (\$2,000.00) Dollars paid herewith the Lessor grants unto the Lessee the option to purchase the home and lot described in "Schedule A", said option to be effective from September 1, 1984

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