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SECTION SEVEN: DAMAGES TO PREMISES If the demised premises, or any part thereof, shall be partially damaged by fire or other casualty not due to the lessee's negligence or wilful act or that of his employee, family agent or visitor, the premises shall be promptly repaired by the lessor and there shall be an abatement of rent corresponding in accordance with the terms of this lease during the time the leased premises shall be untenable.

SECTION EIGHT: MAINTENANCE AND REPAIR Lessee will, at his (their) sole expense keep and maintain the leased premises in good and sanitary condition and repair during the term of this lease and any renewal thereof. In particular, lessee shall keep the fixtures in the house or on or about the leased premises in good order and repair; Major maintenance and repair of the leased premises involving actual or anticipated costs in excess of \$200.00 per incident, not involving the lessee's misuse, waste or neglect or that of his employee, family, agent or visitor shall be the responsibility of the lessor and their assigns.

SECTION NINE: RIGHT OF INSPECTION Lessor shall have the right to enter the demised premises for the purpose of inspecting the premises upon two day's notice to the lessee. Such inspection shall be conducted during reasonable hours and shall apply to all buildings and improvements thereon.

SECTION TEN: HOLDOVER BY LESSEE Should lessee remain in possession of the demised premises with the consent of the lessor after the natural expiration of this lease, a new tenancy from month to month shall be created between lessor and lessee which shall be subject to all the terms and conditions hereof, but shall be terminable upon 30 days written notice either by the lessor or the lessee.

SECTION ELEVEN: BINDING EFFECT This lease is complete between the parties. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

IN WITNESS WHEREOF, the parties have executed this lease at Greenville, South Carolina on the day and the year first above written.

LESSOR[S]: Robert W. Godfrey, Virginia Joyce Godfrey
LESSEE[S]: Frank J. Carmack Jr., Peter James Carmack

WITNESSES: Susan S. Godfrey, Bob C. Greenlee

STATE OF SOUTH CAROLINA) PROBATE Personally appeared the undersigned
COUNTY OF GREENVILLE) witness and made oath that (s)he with
witnessed the execution, and that (s)he
with the other witness subscribed their names above, having both seen the above
lessors transfer and as their act and deed make the within lease.

SWORN TO BEFORE ME this 29 day of June, 1977
Notary Public for South Carolina (SEAL)
My Commission Expires: 9/16/80

DONALD L. VAN RIPER ATTORNEY AT LAW 512 PETTIGRU STREET GREENVILLE, S. C. 29601 TEL. (803) 242-9968

RECORDED JUN 29 1977 At 11:18 A.M.

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