

IT IS COVENANTED AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT:

1. Lessee(s) shall pay to the Lessor, on or before the date of the commencement of the term of this lease and on the first day of each month thereafter, a monthly rent of

-----Four Hundred Eighty-four and 80/100-----(\$ 484.80) Dollars, in addition to all insurance premiums, taxes and assessments of every kind and nature payable, levied or assessed or hereafter to be payable, levied or assessed on or in connection with said premises or the improvements thereon.

2. Lessee(s), together with, and in addition to, the monthly rent herein provided for, shall pay to the Lessor, on the first day of each and every month during the term of this lease, the following sums:

- (a) A sum equal to all premiums that will next become due and payable on policies of fire and other hazard insurance covering the demised premises and improvements thereon (which policies shall be in amounts and written by insurance companies determined and chosen by the Lessor), plus all taxes and assessments next due on the demised premises (all as estimated by the Lessor), divided by the number of months to elapse before one month prior to the date when such insurance premiums, taxes or assessments will become delinquent, such sums to be held by the Lessor to pay said insurance premiums, taxes and assessments.
- (b) All payments mentioned in the preceding subsection of this paragraph and all payments of rent herein provided for shall be added together and the aggregate amount thereof shall be paid by the Lessee(s) to the Lessor (at Lessor's office in Richland County, South Carolina or at any other place designated by said Lessor) on the first day of each month in a single payment, time being of the essence, and the Lessor shall be entitled to collect a "late charge" not to exceed two cents (2c) for each dollar (\$1.00) of each payment more than fifteen (15) days in arrears to cover the extra expense involved in handling delinquent payments.

3. Lessee(s) shall at all times during the term of this lease maintain the demised premises, and all improvements thereon, in good repair and condition, and shall pay for all repairs, upkeep, changes, alterations, improvements, additions, and restorations; but Lessee(s) shall not make any repairs, or do any of the foregoing, at the cost or expense of the Lessor.

4. Lessee(s), during the term hereinbefore granted, shall pay all water, gas, and electricity bills as they become due and shall from time to time pay all insurance premiums and all taxes, assessments and levies of every nature and kind which may be taxed, charged or assessed on said demised premises or upon any of the buildings or improvements thereon or which may be levied or imposed upon the leasehold estate hereby created, and upon the reversionary interest in said estate.

5. Lessee(s) shall pay promptly all rent and other amounts as the same become due as herein provided, and shall promptly perform all other obligations of the Lessee(s) as herein provided; and, if default be made in any of the provisions herein to be kept, observed or performed by the Lessee(s) and such default shall continue for thirty (30) days, then and in any such case the Lessor may, at its option, at once and without further demand or notice, terminate this lease and reenter and take possession of the premises and all improvements thereon, and expel the Lessee(s) and all other persons found on the premises, using such force as may be necessary, all without being guilty of trespassing or forceable entry or detainer, or liable for any loss or damage caused thereby, and without hindrance or prejudice to Lessor's right to distrain for all rent then unpaid.

6. Lessee(s) shall have the right to purchase the said demised premises at the expiration of this lease, if, but only if, Lessee(s) shall have paid all rents and other amounts due for the full two hundred forty month term of this lease, and provided all covenants and agreements herein contained shall have been fully complied with by Lessee(s), by payment to

the Lessor of the sum of -----One and no/100-----(\$ 1.00) Dollars, and the Lessor shall thereupon execute and deliver to the Lessee(s) a deed for the said demised premises conveying good merchantable title, subject to any taxes or assignments against said premises and subject to any liens or encumbrances created against said premises by the Lessee(s).

7. Notice or demand hereunto may be made in writing and may be served in person or by mail. Any such notice or demand upon the Lessor may be mailed by depositing the same at any post office, substation, or letter box, enclosed in a postpaid envelope addressed to Lessor at the last address actually furnished in writing to the Lessee(s). Any such notice to or demand upon the Lessee(s) may be mailed by depositing the same at any post office, substation, or letter box, enclosed in a postpaid envelope addressed to Lessee(s) at the last address actually furnished in writing to the Lessor or at the demised premises.

8. All covenants and agreements of the parties herein shall bind, and the benefits and advantages hereof shall inure to, the respective heirs, executors, administrators, successors and assigns of the parties hereto. Whenever the context so requires, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

9. Lessee(s) shall have the right to purchase the said demised premises at any time during the term of this lease agreement, if, but only if, Lessee(s) shall have paid all rents and other amounts due hereunder up to and including the date of such purchase, by payment to the Lessor of a purchase price equal to the balance which would have been due on a loan in the principal sum of Eighty Thousand and no/100 (\$80,000.00) Dollars, bearing interest at the rate of four (4%) per cent per annum, dated this day and amortized over a period of two hundred forty

months from this day, and the Lessor shall thereupon execute and deliver to the Lessee(s) a deed for the said demised premises conveying a good merchantable title, subject to any taxes or assessments against said premises and subject to any liens or encumbrances created against said premises by the Lessee(s).