

STATE OF SOUTH CAROLINA )  
 ) LEASE-OPTION TO PURCHASE AGREEMENT  
COUNTY OF GREENVILLE )

THIS LEASE made and entered into this 1st day of May, 1980  
by and between William S. Armstrong, Lucius J. Armstrong, Robert J.  
Armstrong and Katherine R. A. Jenkins, hereinafter referred to as  
LESSORS and George B. Nalley, Jr. and Blake P. Garrett, Jr., Trustee,  
under written agreement with Blake P. Garrett, Sr., et al, dated April 2, 1979,  
hereinafter referred to as LESSEES:

WITNESSETH:

That for and in consideration of the sum of Nine Hundred  
Dollars in hand paid, receipt of which is hereby acknowledged, and  
in further consideration of mutual promises and agreements herein-  
after contained, it is agreed and understood as follows:

LESSORS hereby lease and devise unto LESSEES and LESSEES hereby  
agree to lease and take from LESSORS upon covenants, provisions,  
terms and conditions which hereinafter appear, the following  
described property.

ALL that certain piece, parcel or tract of land situate, lying  
and being in the State of South Carolina, County of Greenville, near  
the city limits of the Town of Fountain Inn, containing 1.0734 net  
acres and within the boundaries shown on a plat thereof by James  
Ralph Freeland, Registered Land Surveyor, bearing date of April 16,  
1980, and to be recorded even date in the office of the Clerk of  
Court for Greenville County, S. C. Said parcel is bounded by Leslie  
land, Putman Road, other lands of LESSORS, and Frontage Road of  
U. S. 276, with twenty (20) front feet on said Frontage Road. Plat  
referred to herein to be attached and made a part hereof.

1. The original term of this lease shall be for a period of  
twenty-two (22) years beginning May 1, 1980, and ending August 15,  
2002. The LESSEES shall pay to the LESSORS as rental for the  
period a total sum of Nineteen Thousand Eight Hundred Dollars  
(\$19,800.00), payable Nine Hundred (\$900.00) Dollars each year,  
in advance, on or before the 15th day of August of each year during  
the original term of this lease. (First year's advance rental paid  
May 1, 1980).

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