

1143-970

It is acknowledged by the parties hereto that the monthly payment referred to in Paragraph number three (3-b) is based in part on a charge of County taxes and a charge of hazzard insurance and a first mortgag payment to Carolina National Mortgage Investment Company, Inc., in the amount of One Hundred Twenty Seven and 38/100 (\$127.38) Dollars; and any future change in the charges of taxes, insurance and first mortgag payment will directly change the monthly payment to reflect the said change.

4. That the Lessee may exercise the option to purchase at anytime by giving the Lessor thirty (30) days written notice of his intention to exercise the option and by paying the sum of One (\$1.00) Dollar to the Lessor; and further Lessor agrees to transfer good, marketable, fee simple title with dower duly renounced, without encumbrance, for the consideration of the sum of One (\$1.00) Dollar within thirty (30) days of notice that the Lessee does intend to and desires to exercise the option to purchase; and further, Lessee must comply with the provision of Paragraph number two (2) pertinent to the lease payment.

5. The Lessor and Lessee hereby agree that the Lessee shall not sublet, rent, or lease the subject property without written permission of the Lessor, and further the Lessee may not assign this Lease With Option To Purchase without the written permission of the Lessor.

6. The Lessor agrees to promptly and timely make the payment on the mortgages, and to promptly and timely make all payments of taxes and insurance that may be due on the subject property.

7. The Lessee agrees to pay any governmental assessments above and beyond normal taxes and Lessor agrees to timely notify Lessee of such governmental action if such action is taken.

8. The Lessee agrees to maintain all future repairs and maintenance.

9. The parties agrees that should the Lessee breach this Lease With Option To Purchase, the Lessor has the right to immediately take possession of the subject property.

10. The Lessor agrees to maintain hazzard insurance on the said property at a minimum figure of Eighteen Thousand and No/100 (\$18,000.00) Dollars.

11. The Lessor and Lessee agree that all notices to each other shall be in writing to the following addresses:

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