

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
DONNIE S. TANKERSLEY)
R.M.C.) LEASE AGREEMENT WITH
OPTION TO PURCHASE

THIS LEASE AGREEMENT WITH OPTION TO PURCHASE made and entered into on this 30th day of November, 1984, by and between Albert E. Urch and Donald E. Urch, hereinafter collectively referred to as "Lessor," and Richard V. Warner and Lillian R. Warner, hereinafter collectively referred to as "Lessee."

Lessor leases with option to purchase to Lessee the following described property, to-wit:

Lot 4, High Meadow Estates, as shown on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10-M, Page 9 .

1. Term. This Lease with Option to Purchase shall be for a term beginning November 30, 1984, and ending not more than seventy (70) months thereafter.

2. Rent. Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the following sums, the first rent payment being due one (1) month after date of this contract and each month thereafter on the same date during the term of this lease:

(a) Rent shall be One Hundred Dollars (\$100.00) per month for the first sixty-nine (69) months;

(b) Rent shall be Sixty-four and 54/100ths Dollars (\$64.54) for the seventieth (70) month.

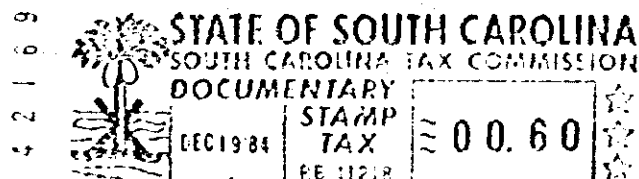
All rent payments shall be due on the monthly anniversary date of this contract and shall be deemed late if not received by Lessor within three (3) days (excluding Sundays and holidays) of said date. Any amounts received more than three (3) days late shall be subject to a five percent (5%) late charge per month (\$10.00) which shall become immediately due and payable. If said late charge is not received on or before receipt of the following month's rent payment, Lessor shall be authorized to deduct same from any security deposit held by Lessor. Lessor, upon deducting said amount from said security deposit, shall notify Lessee in writing of the action so taken and the balance of the security deposit held by Lessor. The above procedure for the assessment and collection of a late charge shall apply for each month that a payment has not been received which is otherwise due.

3. Security Deposit. Lessor hereby acknowledges receipt of zero (\$ -0-) as a security deposit for the faithful performance by Lessee of the terms hereof. Said security deposit shall be returned to Lessee, without interest, on the full and faithful performance by the of the provisions hereof, and upon the return by Lessee of the demised premises in as good a condition as the demised premises were in at the date of possession of the premises by Lessee. The amount of the security deposit to be refunded shall be subject to any charges authorized by this lease to be made against said security deposit and any assessments for damages done to the property. However, no such amount shall be withheld from the security deposit without Lessor first notifying Lessee of the charge.

4. Quiet Enjoyment. Lessor covenants that upon the receipt of rent and the performance of the covenants herein contained, Lessee shall peaceably and quietly have, hold, and enjoy the demised premises for the agreed term.

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