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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLEOLLIE FARNSWORTH
R. M. C.
LEASE WITH OPTION TO PURCHASE

This lease agreement made and entered into by and between Melvin K. Younts and Charles W. Spence, hereinafter known as the Lessors, and James A. Boling and James V. Patterson, hereinafter referred to as the Lessees:

W I T N E S S E T H

That in and for the consideration of the rents reserved and the mutual covenants, promises and agreements hereinafter contained, it is hereby agreed as follows:

1. The Lessors do hereby grant, demise and lease unto the Lessees, and the Lessees do hereby accept, hire and lease from the Lessors in its present condition, the following described property: one reception room, three offices, located on the western side of the building located at 512 East North Street in the City of Greenville, S. C. together with the right to use the rear exit and the western front entrance together with the right to use halls and rest rooms.

2. To have and to hold the above described premises, together with the exits, and entrances as above described, to the Lessees, their heirs, successors and assigns for and during the term of five (5) years commencing on January 1, 1957 and ending at mid-night December 31, 1961.

3. The Lessees hereby agree to pay to the Lessors the sum of Ten Thousand Five Hundred and no/100 (\$10,500.00) Dollars by way of rent due and payable as follows: in sixty (60) equal monthly installments of One Hundred Seventy Five and no/100 (\$175.00) Dollars per month for the term of five (5) years; said rent shall be paid monthly, in advance on or before the 1st day of each and every month.

Said Lessees shall have the right to renew said lease for an additional term of five (5) years upon the same terms and conditions as hereinabove stated for leasing.

In the event that any lease payment is not paid on or before the 15th day of the month when due, then the Lessors shall have the