

The lessor does hereby covenant that she will maintain the buildings and improvements on said property at her expense. Said maintenance to include all repairs to the buildings as well as to the equipment therein.

It is mutually understood and agreed that should the parties hereto deem it advisable by mutual agreement the lessor may make additional improvements to said property. Should there be any additional improvements, the lessee agrees to pay an additional rent of \$10.00 per month for every thousand dollars invested by the lessor for additional improvements.

It is understood and agreed that in the event the lessor decides to sell said property, the lessee to have the option to purchase said property. The lessor further agrees to extent one (1) years written notice to the lessee of her intention to sell said property.

The lessee hereby covenants and agrees that he will at the termination of this lease surrender said property to the lessor in as good condition as it is now, reasonable wear and tear alone accepted.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals this day and year above written.

Witnesses:

Patricia R. Gray  
Fred N. McDonald

Elizabeth McKee Roberts  
Frank McKee

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PERSONALLY appeared before me Patricia R. Gray and made oath that she saw Elizabeth McKee Roberts and Frank McKee sign, seal and as their act execute the above lease, and that she with Fred N. McDonald witnessed the execution thereof.

SWORN TO before me this  
15th day of August, 1957.

Patricia R. Gray

Fred N. McDonald  
Notary Public for South Carolina

Recorded August 20th, 1957 at 5:09 P.M. # 19818