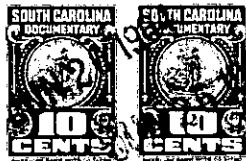


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710 E. McBEE AVE.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

LEASE-PURCHASE AGREEMENT

THIS AGREEMENT, made and entered into this 30th day of January, 1964, by and between JOE J. FARESS, hereinafter referred to as Lessor, and BAY BROKERAGE CO., INC., hereinafter referred to as Lessee:

WITNESSETH:

In consideration of the rental hereinafter stated, and the covenants contained herein, the Lessor does hereby lease to the Lessee the premises known as 710 E. McBee Avenue in the City of Greenville, South Carolina.

This lease is for a term of One Hundred Fifty (150) months commencing February 1, 1964. The Lessee agrees to pay the Lessor the sum of Twenty Thousand Five Hundred (\$20,500.00) Dollars payable in monthly installments of Two Hundred (\$200.00) Dollars; each monthly installment to be paid in advance with the first monthly payment falling due February 1, 1964. The same payments shall be considered as purchase payments; and at the end of the One Hundred Fifty (150) month term, the said premises will be conveyed by the Lessor to the Lessee by a good, warranty deed provided all conditions of this lease are met fully during the term of the same lease. Lessee may purchase property at any time by paying off the balance of the lease agreement the same as if it were a first mortgage.

The Lessee agrees to maintain the premises in good condition; to pay the premium for insurance on the premises and to pay the annual taxes.

In consideration of this lease, the Lessor agrees to perform the following work on the building located at 710 E. McBee Avenue:

1. Exterior of house to be repaired and painted two (2) coats, all windows sealed closed.
2. House to be rewired according to city code with 100 amp main and new receptacles as per code -- new light fixtures for all rooms.

(Continued on next page)

In Reassignment to Fishers Sec 8 & S. Quinn See Deed Book 841 Page 718