

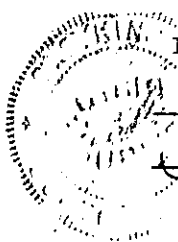
3. The Lessee hereby agrees to maintain the property herein leased in a reasonable good and safe condition and to return the premises to the Lessor at the termination of this lease in as good condition as the property was in at the commencement of this lease, except for normal wear and tear.

4. The Lessee hereby agrees to use the premises only as a residence and that the premises will not be used for any unlawful or improper purpose.

5. The Lessor hereby agrees that the Lessee shall have the absolute right to purchase the property herein described from the Lessor at any time during the period of this lease for a sum equal to the current balance of a mortgage on the premises held by First Federal Savings & Loan Association of Greenville, plus \$4,400.00. Taxes, insurance and rent, in the event of purchase of the property by the Lessee, shall be pro rated.

6. The Lessee shall be responsible for payment of all water and power bills and for the general maintenance of the premises as hereinabove set out. The Lessee accepts the premises "as is" and the Lessor shall not be obligated to improve the premises in any manner whatsoever.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.



In the Presence of:

Wm. King, Jr. Sec.  
Ed Johnson

Herman E. Batson (SEAL)  
Herman E. Batson, Lessor

Robert J. Gordon (SEAL)  
Robert J. Gordon, Lessee

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