

said sum shall be paid by an initial down payment of twenty nine per cent (29%) with the balance being paid over a five (5) year period payable in equal monthly installments with the first payment being due on the first day of the month following closing and with said balance to be evidenced by a promissory note and mortgage with said note bearing interest at the rate of seven per cent (7%) per annum. This option must be exercised on or before October 1, 1982. None of the rental payments paid by the Lessee shall be applied against the purchase price.

4. The lessee shall, without any previous demand therefor, pay to the Lessor the said rental at the times and in the manner above described and in the event of non-payment and said non-payment shall continue for thirty (30) days after being due, or in case the demised premises are deserted or vacated and the rental is past due, the Lessor may re-enter the same and relet the premises. Upon re-entry the liability of the Lessee for any damages under the Lease shall terminate.

5. The premises may be sublet by the Lessee at any time during the term of the Lease, but the Lessee must notify the Lessor at least thirty (30) days prior to such subletting, said notice to be in writing.

6. The Lessee shall keep the premises in good and sufficient state of repair and in the event the option is not exercised, shall surrender said premises at the end of the term in as good a condition as the reasonable use thereof will permit.

7. Lessee shall pay charges for water, gas, heat and electricity used in and upon said premises.

8. In the event the Lessee shall continue to remain in and occupy said premises after the expiration of the term of this Lease, such holding over shall not in any way be construed as a renewal or extension of the term, but shall constitute a tenancy from month to month only subject to the terms of this Lease for which the Lessee shall pay as rental the sum of Two Hundred Fifty Dollars (\$250.00) per month.

9. The property that is the subject of this Lease is described as follows:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina on the North side of Cedar Lane Road (formerly Finlay Bridge Road) and being more particularly described according to a plat of the property of May H. Hargrove recorded in Plat Book U at Page 195 as follows:

0.980

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