

1144-934

FILED
GREENVILLE S.C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
MEMORANDUM OF LEASE AGREEMENT
AND OPTION TO PURCHASE
AND FIRST REFUSAL TO PURCHASE

This Memorandum of Lease Agreement and Option to Purchase and First Refusal to Purchase made and entered into this 9th day of MARCH, 1981, by and between Rodney Thomason, of Greenville, South Carolina, hereinafter called Landowner, and Dan Evans of Greenville, South Carolina, hereinafter called Tenant.

For and in consideration of the sum of One and No/100 (\$1.00) Dollars paid in hand, the receipt of which is hereby acknowledged and of the covenants and agreements herein contained by the respective parties hereto, the Landowner does hereby lease, and the Tenant does hereby accept the lease of the real estate, with improvements thereon, located in the City of Greenville, County of Greenville, State of South Carolina, at 710 North Main Street, together with the entire lot upon which the building is located and the right to use the adjacent parking lot in overflow parking situations.

To have and to hold the leased premises as described above unto the said Tenant for an initial term expiring March 13, 1982.

This Lease Agreement contains an option to renew for one (1) extended term. Such term shall be for one (1) year from April 1, 1982 until March 31, 1983. During the original term of the Lease the Tenant shall have an option to purchase the leased premises with improvements thereon according to the terms set forth in the Lease Agreement; and during the extended term of this Lease, if exercised by Tenant, Tenant shall have the right of first refusal to purchase the subject premises according to the terms set forth in the Lease Agreement.

This Memorandum of Lease Agreement does not in any way modify, change, amend, or alter the Lease Agreement between the parties.

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