

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

This lease agreement made and entered into by and between BOBBIE TARKINGTON, hereinafter referred to as LESSOR, and A. GERALD STROUD and LOIS C. STROUD, hereinafter referred to as LESSEE.

W I T N E S S E T H

In consideration of the covenants and conditions hereinafter set forth, and the payment of the rental by the LESSEE as hereinafter set forth, the parties agree as follows:

1. DEMISE. The LESSOR does hereby lease, let and demise unto the LESSEE, the premises described as follows:

All that lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the West side of Willowtree Drive in the Town of Simpsonville, Austin Township, Greenville County, South Carolina being shown as Lot 393 of Section 4 of Westwood Subdivision, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-R at Page 30.

TO HAVE AND TO HOLD the said premises, together with all improvements, appurtenances, rights, privileges and easements thereto belonging or in any wise incident or appertaining upon the terms and conditions hereinafter set forth.

2. TERM. The term and duration of this lease shall be for a period of three (3) years beginning May 1, 1982 and ending April 30, 1985.

3. RENTAL. The LESSEE hereby covenants and agrees to pay monthly in advance, to the LESSOR, for the leased premises, a rental fee of THREE HUNDRED TWENTY FIVE DOLLARS AND NO/100 (\$325.00) per month.

4. COVENANT OF TITLE, AUTHORITY AND QUIET POSSESSION.
The LESSOR hereby covenants and represents that she owns the leased property in fee simple and that the property is free and clear of liens and encumbrances except a mortgage held by Collateral Investment Company, recorded November 3, 1977, in R.E.M. Book 1414 at Page 837, and having an approximate balance of \$23,000.00.

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