

or caused LESSOR as a result of said default. In addition to the right to terminate, and all other remedies set forth in this paragraph, LESSOR shall also have all other rights and remedies which may be available under the laws of the State of South Carolina, subject to the conditions applicable to LESSOR'S rights as hereinabove provided.

9. OPTION TO PURCHASE. For the sum of TWO HUNDRED DOLLARS AND NO/100 (\$200.00) paid by LESSEE, the receipt of which is hereby acknowledged, the LESSEE shall have the option to purchase the within described leased premises for the sum of THIRTY EIGHT THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$38,500.00), at any time prior to termination of this lease by giving LESSOR sixty (60) days written notice. In the event LESSEE exercises this option, the Two Hundred Dollars and no/100 (\$200.00) paid shall be credited on the purchase price, leaving a balance due of \$38,300.00. If LESSEE does not exercise this option, the down payment shall be forfeited.

In the event the LESSEE exercises this option to purchase, LESSOR covenants and warrants that she will give LESSEE, prior to termination of this lease, a deed to said premises conveying a good, fee simple title free and clear of all liens and encumbrances, except the building restrictions applicable to said subdivision, easements and rights of way recorded or which may be shown on the ground. LESSOR also agrees to furnish LESSEE a wood infestation report showing house free of termites and other wood infestation. This will be furnished at closing if LESSEE exercises option to purchase.

LESSOR agrees that she will not secure any additional financing on this property.

10. SUB-LET. The LESSEE shall have the right and privilege to sub-let the leased premises, but LESSEE'S obligations hereunder shall remain undiminished. the LESSEE shall have the right and privilege to make whatever improvements they may desire but any structural change may be made only with the consent of the LESSOR.