

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 and no/100 (\$250.00) Dollars 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:

BEGINNING at an iron pin at the Norwest corner of Cedar Lane Road and Greene Street and running thence along Greene Street 96 feet to an iron pin corner of Lot previously conveyed to M. N. and Alice L. Ward; thence along the line of Ward lot, North 80-15 West 102.2 feet, more or less, to an iron pin; thence South 9-55 West 96 feet to an iron pin in the North side of Cedar Lane Road; thence with said Road, South 80-15 East 102.2 feet to the point of BEGINNING.

10. The Lessor hereby grants to the Lessee an option to renew the Lease and Option Agreement herein upon the same terms and conditions contained herein for an additional period of five (5) years from October 1, 1987, until October 1, 1992, excepting the monthly rental, which shall be increased to Three Hundred and no/100 (\$300.00) Dollars per month, all other terms hereof to remain the same.

11. This Lease and all covenants and conditions contained herein shall bind and inure to the benefit of the parties hereto, their respective heirs, executors and administrators, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this the year and date first above written.

IN THE PRESENCE OF:

James T. Ransby

Carine L. Mousar

James T. Ransby

Carine L. Mousar

James C. Odom, Lessor
James C. Odom, Lessor

Thelma B. Odom, Lessor
Thelma B. Odom, Lessor

Ralph Ellenburg, Lessee
Ralph Ellenburg, Lessee