STATE OF SOUTH CAROLINA )

LEASE AGREEMENT & OPTION TO PURCHASE

COUNTY OF GREENVILLE )

This lease agreement made and entered into by and between H. J. MARTIN and JOE O. CHARPING, d/b/a Martin & Charping, hereinafter referred to as LESSOR, and A. GERALD STROUD and LOIS C. STROUD, hereinafter referred to as LESSEE.

## WITNESSETH

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:

 DEMISE. The Lessor does hereby lease, let and demise unto the Lessee, the premises described as follows:

All that certain piece, parcel or lot of land in the State of South Carolina, being known and designated as a portion of Lot No. 8 on plat of GOVERNORS SQUARE recorded in plat book 5-P page 8, and more particularly described by reference to plat recorded in plat book 7-B page 75 of the RMC Office for Greenville County, copy of which is attached hereto and marked exhibit "A".

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 September 1, 1979 and ending August 31, 1932.
- 3. RENTAL. The Lessee hereby covenants and agrees to pay to the Lessor as rental for the leased premises the sum of \$365.00 per month, payable in advance, beginning September 1, 1979, and monthly thereafter, on or before the first day of each month.
- 4. COVENANT OF TITLE, AUTHORITY AND QUIET POSSESSION.

  The Lessor hereby covenants and represents that they own the leased property in fee simple and that the property is free and clear of liens and encumbrances except a mortgage held by the Fidelity Federal Savings and Loan Association in the original amount of \$100,000.00 dated Dec.

  12, 1978 recorded December 13, 1978 in mortgage vol. 1452 page 774 of the RMC Office for Greenville County, S. C., on which there is a balance

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