

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

LEASE

THIS LEASE made and entered into this 14th day of September, 1979 by and between David Lynn King and Sandra H. King, hereinafter referred to as Lessors and Virgil and Nezzie Koon, hereinafter referred to as Lessees

W I T N E S S E T H :

WHEREAS, the Lessors own a 2.77 acre tract located on West Georgia Road in Greenville County, South Carolina which was purchased from Haskell Ray Koon and Jennie Ruth M. Koon on even date herewith and at the time of said purchase Lessees had a mobile home located on the premises of said 2.77 acres and desires to remain there for a period of two years.

WHEREAS, Lessors have agreed to lease unto Lessees upon the consideration of the sum of One (\$1.00) Dollar being paid as rent for the term of the lease.

(1) The total rent for the period shall be One (\$1.00) Dollar per year payable in advance with the first payment due on the signing of this agreement and the next payment being due on September 14, 1980.

(2) The term of this Lease shall be for two years commencing on September 14, 1979 and ending on September 13, 1981.

(3) During the term of this Lease Lessee shall be responsible for all insurance and payment of utilities and/or services rendered to the mobile home and it is further agreed that lessor shall not be in any way responsible for the maintenance, upkeep or have any liability for any damages that might occur in or to the mobile home.

(4) It is specifically understood and agreed that the Lessors have a mortgage dated of even date herewith with Aiken Speir, Inc. and this Lease is subordinate to said mortgage. In the event of foreclosure on said mortgage this Lease shall become immediately null and void.

(5) It is also specifically understood and agreed that in the event the proposed road which the mobile home is encroaching upon should become a reality that the mobile home will immediately have to be moved.

(6) It is further agreed that should Lessees refuse to comply with either item (4) or (5) then it shall be considered a breach of this Lease and the appropriate legal action may be taken to terminate same.