

premises. The Lessor shall have full power and authority to assign this lease or to use the same as collateral security in any manner he deems advisable.

The Lessee agrees that the Lessor shall not be responsible for any damages caused by fire or casualty to the personal property of the Lessee located in the building. It is further agreed by the Lessor and the Lessee that if the premises are damaged by fire or other casualty so as to render them unfit for occupancy, the Lessor will restore the building to normal condition and the monthly rental will be continued on this Lease-Purchase Agreement.

In the event the Lessee fails to pay any installment of rent provided for hereunder, or fails to perform any of the covenants and agreements contained herein, the Lessor may, at his option, declare the lease terminated, and take immediate possession of the premises collecting rent up to the time of repossession.

The parties hereto bind themselves, their heirs, executors, administrators, successors or assigns to the faithful performance of the covenants contained herein.

IN WITNESS WHEREOF, the Lessor and the Lessee do hereunto affix their hands and seal this the day and year first written above.

Florence A. Johnson
Margie A. Hill
IN THE PRESENCE OF:

Richard W. Bailey
Diane Hilligoss

Joe J. Faress

Joe J. Faress, Lessor

BAY BROKERAGE CO., INC.
Edward Ryan Hamer

By *Edward Ryan Hamer* President
Lessee

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

PERSONALLY Appeared before me Florence A. Johnson and made oath that she saw the within named Joe J. Faress sign, seal and as his act and deed deliver the within lease and that deponent with Edward Ryan Hamer witnessed

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