

due and payable and proceed to collect the same or may declare this lease terminated and take immediate possession of the premises, collecting the rental up to the retaking of such possession.

Eighth: It is agreed that the Lessee shall not assign this lease or sublet the premises except upon the written consent of the Lessee.

Ninth: The Lessor covenants and agrees that the Lessee on paying the said monthly rental and performing the said covenants on its part, may peaceably and quietly have, hold and enjoy the demised premises during the term aforesaid.

Tenth: It is further agreed and understood between the parties that the Lessor grants to the Lessee an option to purchase during the first six months from the date of this lease at a purchase price of Forty Five Thousand (\$45,000.00) Dollars and an option to purchase during the last six months from the date of this lease for a purchase price of Forty Six Thousand (\$46,000.00) Dollars provided, however, the Lessee notifies the Lessor in writing thirty (30) days prior to the exercising of said option.

Eleventh: It is further agreed and understood by the parties that should the Lessee exercise either of the options set forth in Paragraph 10 of this lease, the Lessor will furnish a good fee simple warranty deed, free and clear of all liens and encumbrances and will pay the costs of the documentary stamps affixed upon said deed; and the Lessee will incur all other closing costs incident to the transaction surrounding the sale of the aforementioned real estate.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals this 11<sup>th</sup> day of December, 1975.

In the presence of:

JULIUS B. AIKEN  
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Judy V. Rector  
Peggy D. Satterfield  
As to the Lessor

By Reba H. Hawkins  
Reba H. Hawkins, Lessor

By Charles E. Shook  
Charles E. Shook, Lessee

Marilyn Howard  
Julius Aiken  
As to the Lessee