

Lot No. 99, Sec. 2, Peppertree S/D  
Plat Book 4-R, Page 19, re-recorded  
Book 4-X, Page 3.

GREENVILLE CO. S.C.

March 22, 1978

VOL 1076 PAGE 993

EX 12 9 10 M/T

DONNIE S. TANNER SLEY  
RIGHT OF FIRST REFUSAL

Edward W. Clay, Jr. and Douglas M. Wilson, D/B/A/ Creative Investors  
have a Right of First Refusal to lease 1102 Charter Oak Drive, Taylors, South  
Carolina, anytime within the next sixty days.

Should Creative Investors choose to lease said premises before sixty  
day expiration period terminates to a sub-let tenant, then Creative Investors may  
lease said premises with intent to sub-lease at that time.

Further, Creative Investors will lease said premises for four years in  
the amount of \$ 310.00 per month until the fourth and final year. On or before  
expiration of lease Creative Investors will have an option to purchase the property  
for Two Thousand Dollars (\$2,000.00) and assumption of the mortgage.

If Creative Investors lease 1102 Charter Oak Drive, Taylors, South  
Carolina to a sub-let tenant during the sixty day interim termed Right of First  
Refusal before beginning of effective lease and either spouse involved in owner-  
ship of said property is unwilling to sign a transfer of title; Creative Investors  
will be entitled to collect the first month's rent as a fee for procuring a tenant  
for the Seller.

James O. Helton, Jr.  
Witnessed

Kay Franke  
Witnessed

James O. Helton, Jr.  
Witnessed

Kay Franke  
Witnessed

Larry D. Bohringer  
Larry D. Bohringer, Seller

Edward W. Clay, Jr.  
Creative Investors, Purchaser

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