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STATE OF SOUTH CAROLINA)
) LEASE AGREEMENT
 COUNTY OF GREENVILLE)

This agreement is made this 1st day of January, 1975 between Thomas D. West and Janie S. West hereinafter called the landlords and Toy A. Hyder, Jr. and Toy Wayne Hyder hereinafter called the tenant.

SECTION I

In consideration of the rental specified below, the landlords hereby lease to the tenant their farm consisting of approximately 25 acres, more or less, located in Greenville County, State of South Carolina, on the west side of S. C. Highway #14 and joining the James Reid property.

The description of the farm is as follows:

25 acres, more or less, consisting of open land located upon all that certain piece, parcel or tract of land in the State and County aforesaid on the west side of S. C. Highway #14 and on the south side of property of Jodean Smith and on the east side by property of Thomas West and on the north side by property of James Reid.

SECTION II

The length of this lease is from January 1, 1975 to the last day of December, 1989.

SECTION III

The tenant shall pay to the landlords as rental for all of the above described farm, an annual cash rent totaling Seven Hundred & Fifty (\$750.00) Dollars or Thirty (\$30.00) Dollars per acre payable in advance on the first day of January of each year of lease computed on the basis of 25 acres for purpose of computing cash rental.

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The landlords hereby agree to permit the tenant to set out peaches or other comparable fruits thereon and to farm the above described property in a manner comparable to the production of peaches and/or fruits and the tenants hereby agree that any fruit trees remaining on the leased premises at the termination of the lease shall become the properties of landlords.

The landlord hereby agree to pay the County taxes on the leased property as they become due. If the assessment on the property was increased by the County Assessor solely because of the setting of peach trees upon the property, then in that event, the tenant agrees to

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