

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

LEASE AGREEMENT  
AND OPTION TO PURCHASE

THIS LEASE AGREEMENT AND OPTION TO PURCHASE made this 24<sup>th</sup> day of July, 1978, by and between JULIAN C. BOLT, JOHNAUD J. BOLT, ROY E. BYARS AND JOHN G. BYARS, hereinafter referred to as "Lessor", and GEORGE A. MULLINIX, JR., hereinafter referred to as "Lessee";

WITNESSETH:

For and in consideration of the mutual covenants expressed hereinafter, Lessor has granted, bargained and leased unto the Lessee, and the Lessee does hereby lease and rent the premises hereinafter described, subject to the following mutually understood and agreed upon terms and conditions.

The realty which is the subject of this lease is more fully described as follows: (Including all improvements thereon)

All that certain piece, parcel or lot of land located, lying and being west of the Town of Greer on the north side of U. S. Highway 29 (dual lane) and on the west side of Buncombe Road, County of Greenville, State of South Carolina, and being more particularly described as follows:

Beginning at an iron pin at intersection of the right of ways of U. S. Highway 29 and Buncombe Road and running thence along the right of way of U. S. Highway 29 S. 67-36 W. 200 feet to an iron pin; thence N. 28-00 W. 100 feet to an iron pin; thence N. 67-36 W. 200 feet to an iron pin on right of way of Buncombe Road; thence along and with the right of way of Buncombe Road S. 38-00 E. 100 feet to the beginning corner.

**TERM:** The term of this lease shall be for a period of one (1) year, beginning July 1, 1978.

**RENT:** Lessee does hereby agree to pay and the Lessors agree to accept the sum of \$400.00 per month, payable in advance on the 1st day of each and every month during the term of this Lease Agreement. It is understood that monthly rental shall begin on July 1, 1978.

**MAINTENANCE, REPAIRS AND ALTERATION OF BUILDING:** Lessee agrees to take the building as is. It is understood between the parties that the Lessee shall maintain the exterior walls and roof of the building, and all other maintenance and upkeep of the building, including plumbing, heating, and air conditioning. Utilities are to be the expense and responsibility of Lessee. Lessee further covenants that he will keep and maintain the remainder of the premises in good

*J.C.B.*  
*R.E.B.*  
*J.G.B.*

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