

such portions of said TWENTY ONE (21) acre tract of land as may lie within the bounds of any road. Said deed shall likewise include title to the personal property heretofore described.

8. If at any time the said Lessees shall default in payment of the balance of the Lease moneys herein required, or breach any of the other conditions set forth in this Lease Agreement and fail after FIFTEEN (15) days written notice to either pay the sums then due or to cure the breach of any other conditions of this Lease Agreement, Lessors shall have the right to declare the balance of said Lease moneys to be paid hereunder immediately due and owing, to forthwith cancel and terminate this Lease Agreement and to retain as liquidated damages any and all sums paid by the Lessees hereunder, and shall, further, have the additional right to resort to any other remedy at law provided by the statutory laws of the State of South Carolina, including the right to re-enter said demised premises and to take immediate possession thereon.

9. Any payment of moneys or any written notice under this Lease Agreement shall be mailed to the respective parties hereto at the following addresses:

As to Lessors: Dr. & Mrs. J. E. Minick
7533 Glenn Ferry Road
Pfafftown, North Carolina 27040

As to Lessees: Mr. Brent Craft
Route 1, Box 326
Marietta, South Carolina 29661

10. This Lease Agreement and all of its terms and conditions shall be fully binding upon all of the parties hereto, their respective heirs, executors, administrators and assigns.

11. The Lessees will make no repairs or alterations so as to alter either the interior or exterior structure of the dwelling herein leased without securing written approval of the Lessors.

12. With reference to replacement insurance, (paragraph 6 above) Lessors obligation to rebuild or restore in the event of damage or loss shall be limited to the amount of insurance proceeds available

James E. Minick
James E. Minick PAGE FIVE

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