

estate file recorded in the Probate Court for Greenville County in File 1672-13. The said Benjamin S. Hughes, Jr. and Cynthia Denise Hughes conveyed their interest in said property to Juna Bee Hughes, the Landlord herein, by deed dated February 26, 1982, recorded in the R.M.C. Office of Greenville County, in Deed Book 1163, at Page 114.

The above described premises is leased subject to any applicable zoning ordinances, regulations, rights of way, easements, alley ways, and setback lines.

2. TO HAVE AND TO HOLD unto the Tenant for and during a term of nine months commencing effective the first day of April, 1984, and continuing unto midnight on the thirty-first day of December, 1984, together with two additional options to Tenant to extend the terms of this Agreement for four consecution years each as hereinafter provided.

3. The rent for the premises during the lease term, which the Tenant hereby agrees to pay, shall be Five Hundred and No/100 (\$500.00) Dollars per month, to be paid in advance, beginning April 1, 1984, and continuing thereafter on or before the tenth day of each and every month.

4. The Tenant shall have the right or option to extend the term of this Lease for two additional four year terms, after the expiration of the primary term hereof, upon the same terms and conditions as stipulated for the primary term; provided, however, that the rental rate for the term commencing January 1, 1985,

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