

III.

For the consideration hereinafter stated, Lessors hereby give and grant unto Lessee, his heirs and assigns, the right, privilege and option of renewing this lease at the expiration of the aforementioned term for an additional term of one year, this right accruing at the end of each year's lease for a total period of ten years, upon the same conditions, covenants and agreements herein set forth and at the same rate of rental herein stipulated by giving to Lessors at least 30 days written notice prior to the expiration of such term of Lessee's desire to exercise said option and renew this lease for such additional term.

IV.

Lessee shall pay Lessors as rent therefor, during said two-year term, the sum of \$1.00 per year in advance on the first day of July of each of the two years. Thereafter Lessee shall pay Lessors as rent therefor the sum of \$180.00 per annum, payable in equal installments of \$15.00 monthly in advance on the first day of each and every month during said term.

V.

All improvements, additions, appliances, fixtures and all other property of whatsoever nature made or placed upon said premises by Lessee shall become the property of Lessors, with the exception of any place of residence, be it trailer, mobile home or house, which shall remain the property of the Lessee.

VI.

Lessee shall, at the termination of this lease by lapse of time or otherwise, surrender up said premises in good order and condition, reasonable use and ordinary wear and tear thereof excepted.

VII.

Lessee specifically covenants and agrees to run and maintain water lines to said lot keeping the same in good repair during the term of his lease. Lessee further covenants to build and maintain a septic tank on said premises and to keep the septic tank aforementioned in good and sufficient repair as required by the health ordinances of the County of Greenville, State of South

(Continued on next page)