

terminate this Lease, if the Lessee so desires.

The Lessee agrees to take the building just as it stands and only requires of the Lessor the use of the premises for the carrying on the business of a grocery store. The Lessor agrees to maintain and make all necessary repairs on the Lease premises within a reasonable time after notice has been given by the Lessee. In the event the Lessor fails to make the repairs within a reasonable time, the Lessee at her option may make the necessary repairs and deduct any expenses incurred thereby from the rent.

In the event the Lessor decided to sell the leased property, Lessor hereby grants the Lessee the first option to purchase said property which will contain at least one acre of land surrounding the leased building. In the event the lessee declines to exercise said option, the Lease shall remain in full force and effect.

The Lessor hereby agrees that in the event the subject property is sold that the Lessor will reimburse the Lessee at the fair market value for any improvements that are made to the leased premises.

Should the rent be in arrears for thirty (30) days, the Lessor shall have the right to terminate this Lease, if he so desires, and in addition thereto pursue any other legal remedies available to him.

It is hereby agreed between the parties that whenever notice by the Lessor to the Lessee is required, notice to the Lessee may be given by certified mail addressed to Lessee at Route 4, Standing Springs Road, Greenville, South Carolina.

The terms and provisions hereof expressed shall inure to the benefit of and be binding upon the heirs, administrators and assigns of all parties hereto.

WITNESS our hands and seals this the 2nd day of August, 1974.

William Harold Trout
William Harold Trout, Lessor

Virginia C. Henry
Virginia C. Henry, Lessee

In the Presence of:
William F. Gibson
Carroll Helms

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