

State of South Carolina,
County of Greenville.

LEASE

This Agreement made and entered into this 28th day of May, 1934, by and between Gracie Floyd, Gladys Going, Lockie Carey and Evelyn F. Johnson, hereinafter referred to as Lessors, and Carl Floyd, hereinafter referred to as Lessee,

WITNESSETH:

In consideration of the payments made and to be made by the Lessee as hereinafter provided, and of the covenants by the Lessors as hereinafter set forth, the Lessors do hereby lease and demise unto the Lessee all their property situated in the County and State aforesaid, near the City of Greenville on the proposed National Highway to Asheville, on which is now located what is known as Dreamland Lake, bounded as follows;

Beginning at a point onehundred forty-one (141 ft.) from oak tree- T. R. Johnson's beginning corner, thence a straight line to elm tree near rock dam of swimming pool- Gracie Floyd's northeast corner, thence with her line, about southwest and along the eastern edge of swimming pool to road which formerly ran around edge of upper lake, thence with said road and edge of lake to the western line of property leased to Greenville Golf Course, thence with said line to beginning corner.

To Have and to Hold unto the Lessee, its Successors and Assigns, for and during the term beginning January 1st, 1934, and ending at midnight December 31, 1934.

In consideration of the premises, the Lessee does hereby covenant and agree that it will pay unto the Lessors the sum of One Thousand (\$1000.00) Dollars, payable Two Hundred (\$200.00) Dollars 1st day of June, 1934, Five Hundred (\$500.00) Dollars 1st day of August, 1934, and Three Hundred (\$300.00) Dollars 1st day of September, 1934.

It is further understood and agreed that the Lessee at the end of said term shall have the right and option to renewing said lease annually for a period of six consecutive years, the yearly rental to be One Thousand (\$1000.00) Dollars, payable Two Hundred (\$200.00) Dollars 1st day of June, Five Hundred (\$500.00) Dollars 1st day of August, and Three Hundred (\$300.00) Dollars 1st day of September for each and every year; otherwise upon the same terms and conditions as herein set forth.

Said Lessee further covenants and agrees to save the Lessors harmless from any and all loss from personal injuries resulting from the use of said swimming pool.

It is Further Understood and Agreed that the Lessee shall at any time have the right to assign this lease, or sublet the premises herein conveyed to any responsible individual or individuals or corporation, provided, however, that the Lessor shall first be given the option of taking over said lease or subletting said premises upon the same terms and conditions.

Should any installment of rent be more than thirty days in arrears, the Lessors may, at their option, either declare the full amount of the rent for the entire term immediately due and payable and proceed to collect the same by legal process, or may declare this lease terminated and take immediate possession of the premises, collecting the rent up to the redelivery of the premises.

Should the Lessee at any time during the term of this Lease become insolvent or make an assignment for the benefit of creditors or file a petition in bankruptcy, or should a petition in bankruptcy be filed against it, or should the Lessee violate any of the covenants of this lease, the Lessors may, at their option, declare this lease terminated, and it shall thereupon become null and void, and the Lessors shall have the right to take possession of said premises upon thirty days' notice.

The Lessee further covenants that at the expiration of sooner termination, of this lease, it will deliver up to the Lessors peaceable possession of said premises in as good condition as they are now, reasonable wear and tear along excepted.

It is further agreed at the expiration or sooner termination of this lease that the Lessors agree to pay the Lessee the value of any improvements that the Lessee may make during the period of the lease. The value to be agreed upon or arbitrated. This applies to swimming pool equipment only. Equipment installed for other purposes will not be paid for by Lessors unless such equipment is paying a net income sufficient to justify payment of same.

In witness whereof the said Lessors and the Lessee^{es} have hereunto set their hands and seals this day and year first above written.

(OVER)