

maintaining a playground, park, nursery, community center, or such other or similar educational, social, or charitable purposes for the benefit of the general public living in what is known as the Parker District of Greenville County, S. C.

The parties of the second part and their successors in office agree to pay all property taxes and other assessments and charges if any are levied against the demised premises during the entire term of this lease.

It is further understood and agreed that the parties of the second part and their successors in office shall keep the premises and the buildings thereon in a good state of repair, and that they will procure and pay for fire insurance for the full insurable value of the buildings located on said premises, and will also procure and pay for owners, landlords, and tenants liability policy to protect the party of the first part for any liability by reason of the use of the premises by the parties of the second part or members of the public. It is further understood and agreed that the parties of the second part and their successors in office will save harmless the party of the first part or its successors and assigns of and from any liabilities or damages imposed or sought to be imposed upon the party of the first part or its successors or assigns, arising out of or in connection with the premises hereby leased, during the entire term of this lease.

It is further understood and agreed that at the expiration or termination of this lease, the parties of the second part and their successors in office shall turn over the premises and buildings hereby leased to the party of the first part or its successors or assigns, in as good condition and state of repair as said premises and buildings are now in, ordinary wear and tear and depreciation along excepted.

It is further understood and agreed that said property and the use thereof for any purpose under the terms of this lease shall be known as the COCA-COLA PARK FOR THE PARKER DISTRICT, A MEMORIAL TO THE LATE CHAS. W. ELLIS" and that the parties of the second part and their successors in office, will maintain suitable signs on the premises and/or buildings to designate the purpose for which this property is demised.

It is further understood and agreed that in addition to the purposes for which said demised premises shall be used as hereinabove set forth, the parties of the second part and their successors in office may also use said premises and improvements for any other social, educational, religious, or charitable purpose with the consent of the party of the first part.

It is further understood and agreed that the parties of the second part and their successors in office shall properly supervise and control all the activities to be carried on upon the demised premises.

It is further understood and agreed that if said premises are used for any other purposes than those expressly provided for herein, or if the parties of the second part and their successors in office, shall fail to properly control and supervise the activities carried on upon the demised premises, this lease shall be terminated and the demised premises reverted in the party of the first part without any further action upon its part.

IN WITNESS WHEREOF, the Party of the First Part has hereby caused these presents to be signed by its duly authorized officers and the corporate seal to be hereto affixed, in accordance with the authority granted to it by the resolution of its Board of Directors, and the Parties of the Second Part have hereto set their hands and seals, the day and year first above written.

WITNESSES:

W. A. JONES
B. H. BARTON

Marion H. McGill
L. P. Hollis

VERNER SPRINGS WATER COMPANY
BY: Stella H. Ellis (SEAL)
President

AND:
BY: Waddy M. Anderson (SEAL)
Secretary

PARKER SCHOOL DISTRICT
BY: Jas. F. Howard
M. C. Alexander,
G. P. Pruitt
G. M. Shipman
Frank T. O'Steen
As Trustees of Parker School District,
Greenville County, S. C.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

Personally appeared before me B. H. Barton who, being duly sworn, says that he saw Verner Springs Water Company, by Stella H. Ellis, President and Waddy M. Anderson,