

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

LEASE

THIS AGREEMENT, made and entered into this 4th day of June, 1946, by and between A. Toy Sullivan of Greenville, South Carolina, hereinafter called the "Lessor" and C. L. Renfroe and M. C. Ellison of Greenville, South Carolina, hereinafter called the "Lessees";

WITNESSETH:

In consideration of the payments made and to be made by the Lessees as herein provided, the Lessor does hereby rent and lease unto the said Lessees the following described premises, to-wit:-

All that certain piece, parcel or lot of land situate, lying and being on the West side of Augusta Road and on the South side of Hassie Drive, near the City of Greenville containing 9 acres, more or less, as shown on Plat made by W. J. Riddle August 21, 1945, and being all the property described in the deed made by Warthen J. Sullivan, et al to Lessor dated November 1, 1945, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 282, Page 382, SAVING AND EXCEPTING therefrom the following property:

All that lot in the Southwest corner of the intersection of Augusta Road and Hassie Drive described as follows:

Beginning at Southwest corner of Augusta Road and Hassie Drive extending along Augusta Road in a Southerly direction 100 feet to a point for corner; thence 45 feet at right angles to Augusta Road in a Westerly direction to a point for corner; thence 156 feet in a Southeasterly direction and parallel to Augusta Road to a point for corner; thence in a Northwesterly direction to Southeast corner of Lot 10 for a corner; thence 172.3 feet in a Northwesterly direction along East boundary line of Lot 10 to Hassie Drive; thence 239.5 feet along Hassie Drive to corner at Augusta Road and point of beginning.

for the term of seven (7) months commencing June 1, 1946, through December 31, 1946, for which the said Lessees are to pay the Lessor as hereinafter provided.

The Lessees agree to take the premises above described for the term named and to pay the Lessor a rental therefor of Two Hundred (\$200.00) Dollars for said term, payable in advance as follows:

- On June 1, 1946 the sum of Fifty Dollars
- On July 1, 1946 the sum of Fifty Dollars
- On August 1, 1946 the sum of Fifty Dollars
- On September 1, 1946 the sum of Fifty Dollars.

The Lessees agree to take the premises as they now stand unless otherwise stipulated herein, and to use same for the purpose of operating a golf driving range or such other recreational facilities as may be determined by the Lessees.

The Lessees further agree that they will not assign said lease or sublet all of the said premises without first obtaining the written consent of the Lessor.

IT IS UNDERSTOOD AND AGREED that the Lessees shall have the right to alter the ground and the premises, remove therefrom all underbrush and trees required in the operation of the said business except the two large pecan trees in the rear of the dwelling on the property excepted from this Lease shall not be cut or removed by said Lessees.

IT IS UNDERSTOOD AND AGREED that the Lessees may erect such buildings and other facilities that may be necessary to the proper operation of said golf driving range or other recreational facilities and the said Lessees shall have the right to remove, upon the termination of this Lease or any renewal thereof any buildings or other improvements which may have been placed on the property by them but this shall be done in such a manner as not to injure or damage the said property of Lessor.

IT IS FURTHER AGREED that the Lessor shall cause to be moved the Balentine Ale sign on the lot occupied by the dwelling referred to hereinabove at the expiration of the present lease with the Balentine Ale Company and this sign is to be removed on or before September 1, 1946.

IT IS FURTHER AGREED that the Lessees shall have the right, privilege and easement to use the existing driveway or roadway leading from the Augusta Road approximately 40 feet South from Hassie Drive through the property reserved by the Lessor for the purpose of ingress and egress to the property hereby leased and this right and privilege is to extend to the Lessees, their licensees or customers who may desire to come upon the property hereby leased.

IT IS FURTHER AGREED between the parties hereto that the Lessees shall have the option to renew this lease for a period of two years from January 1, 1947, at an annual rental of Four Hundred Fifty (\$450.00) Dollars per year. Should the said Lessees decide to exercise this

For Release See Deed Book 304 Page 129 deed to Shelma H. McSherson