

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

THIS AGREEMENT Made and entered into this 31st day of December, 1943, by and between Verner Springs Water Company, a corporation chartered under the laws of the State of South Carolina, with its principal place of business at Greenville, South Carolina, hereinafter referred to as "Party of the First Part," and James F. Howard, M. C. Alexander, G. M. Shipman, G. P. Pruitt, and Frank T. Osteen, as Trustees of the Parker School District, hereinafter referred to as "Parties of the Second Part."

W I T N E S S E T H :

That whereas the Party of the first part is the owner of certain real estate with buildings and improvements thereon, located in what is known as the Parker School District of Greenville County, S. C., and is desirous of promoting among all classes of people the health, knowledge, and enlightenment which are essential to the right living and good fellowship, and

WHEREAS The parties of the second part and their successors in office have agreed to use said premises and to aid the party of the first part to accomplish this purpose, through recreation lectures, instruction classes, publications, and other means disigned to stimulate interest in the practical arts, hygiene, literature, history, the fine arts, economics, government, and all departments of science, and letters, but without sectarian bias or political partisanship,

NOW, THEREFORE, That for and in consideration of the mutual covenants, premises, and agreements hereinafter contained, it is agreed as follows:

That the party of the first part hereby grants, bargains, demises, and leases unto the parties of the second part, and their successors in office, the following property with the buildings and improvements thereon, together with the use of all exits, entrances, easements and appurtenant passage ways located in the County of Greenville, State of South Carolina, to-wit:

All that certain piece, parcel or tract of land situate, lying, and being in the County of Greenville, State of South Carolina, bounded by Briggs Avenue, Verner Springs Road, Bleachery Road, Edwards Street, and Ansell Street, and containing 19.88 acres, more or less, and having the following metes and bounds, according to a plat made by Dalton & Neves, surveyors, January, 1944, recorded in Plat Book _____, page _____, office of the Register of Mesne Conveyance for Greenville County, to-wit:

Beginning at an iron post on the West side of Briggs Avenue, corner of Lot #83, now owned by E. N. Gosnell, and running thence along the West side of Briggs Avenue, S. 13-55 W. 488 ft. to an iron post at the corner of Briggs Avenue and Verner Springs Road; thence along the North side of Verner Springs Road N. 89-29 W. 288.5 ft. to a stake; thence still along the North side of Verner Springs Road, S. 51-08 W. 345 ft. to a point on the East side of Bleachery Road; thence along the East side of Bleachery Road, N. 36-03 W. 254.4 ft. to a stake on the South side of Mountain Avenue; thence along the South side of Mountain Avenue N. 25-03 E. 350 ft. to a stake; thence N. 37-51 W. 440 ft. to a stake; thence S. 52-09 W. 341 ft. to a stake on the East side of Bleachery Road; thence along East side of Bleachery Road N. 34-34 W. 194 ft. to a stake on the East side of Edwards Street, thence along the East side of Edwards Street N. 9-43 E. 482 ft. to an iron pin on the South side of Ansell Street; thence along the South side of Ansell Street S. 85-34 E. 1085 ft. to an iron pin on the south side of Ansell Street at the rear corner of Lot #78; thence along the rear line of Lots 78, 79, 80, 81 and 82, across a 40 ft. street and along the rear line of Lot 83, S. 13-53 W. 220 ft. to an iron pin, rear corner of Lot #83, ~~S. 13-53 W. 220 ft. to an iron pin, rear corner of Lot #83;~~ now owned by P. D. Gosnell; thence along the line of said lot (P. D. Gosnell's) S. 76-12 E. 154 ft. to the beginning corner.

Together with all the rights, privileges, easements, and rights-of-way which grantor may have in or to any roads, alleys, or passage ways located on or running through said property, and subject to the rights, privileges, easements, and rights-of-way which any property owners or the public at large might have to any streets, alleys, or passage ways located on or running through said property.

TO HAVE AND TO HOLD the above described premises with all the rights, easements, and appurtenances thereunto belonging and attached thereto unto the parties of the second part and their successors in office for and during the term of ~~thirty (30)~~ twenty (20) years, unless this Agreement (W.M.A) shall be sooner terminated as herein provided, commencing on the first day of January, 1944, and ending on the 31st day of December, 1963.

The parties of the second part agree to pay to the party of the first part the sum of One Dollar (\$1.00) per year not later than April 1st of each and every year during the term of this lease, as rent for the premises so demised. The parties of the second part agree to use the demised premises and buildings situate thereon for the purpose of constructing and