

FILED
GREENVILLE CO. S. C.

MAR 7 2 53 PM '73
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
R.M.C.

L E A S E

This Lease Agreement made and entered into by and between Lucille K. Hendricks, hereinafter referred to as the Lessor, and Sam Boyd Wolfe, L. G. Mathis and Joe Dean Mathis, hereinafter referred to as the Lessees:

W I T N E S S E T H

That for and in consideration of the rents reserved and the mutual covenants and agreements hereinafter contained, it is agreed as follows:

*SBW
JDM
LKW
LGM*

1. The Lessor does hereby grant, bargain, demise and lease unto the Lessees, and the Lessees do hereby lease, hire and accept the following described property:

Approximately thirty (30) acres of land all under pasture fence, on Highway No. 14, four and one-half (4 1/2) miles North of Greer, and in the County and State aforesaid, behind Hendricks Fish Camp.

2. To have and to hold the above described premises, together with the right of ingress and egress to and from said property, for and during the term of ten (10) years, commencing January 1, 1973, and ending at midnight on December 31, 1982.

3. The Lessee shall have the right to erect an oval flat one-quarter mile racing track on the property and shall maintain same.

4. The Lessees hereby agree to pay unto the Lessor during the aforesaid term of Ten (10) years, a rental on the following schedule:

Ten (10%) per cent of all gross profits realized, as computed from each ticket stub, computable and payable after each race is run with an option to renew for an additional ten (10) years on the same basis. This option shall be exercised by giving sixty (60) days written notice before expiration of the original lease.

EDWARDS & MCPHERSON
ATTORNEYS AT LAW
SUITE 126 LAWYERS BLDG.
GREENVILLE, S. C. 29601

4 EDWARDS BUILDING
600 N. MAIN STREET
P. O. BOX 126
GREER, S. C. 29651