

Lessee, enter into this Agreement and Lease for the purpose of effecting the mutual desires and interest of the two organizations in providing a camp and facilities for the under-privileged children of Greenville County and the State of South Carolina.

WITNESSETH

The Lessor in consideration of the rental hereinafter mentioned has granted, bargained and released and by these presents does hereby grant, bargain and lease unto the Civitan Club of Greenville, South Carolina, Lessee, the property hereinabove described for a period of twenty (20) years, commencing December 1, 1954, with option for renewal for a like period of twenty (20) years at the end of the first term, and the Lessee in consideration of the use of the premises for said term promises to pay to the Lessor the sum of ONE (\$1.00) DOLLAR per year payable in advance on or before December 1st of each year. The Lessee hereby agrees to take the buildings on the property and the property just as it stands and the Lessee shall only require of the Lessor the use of the premises for the purpose of a camp for under-privileged children and other uses for under-privileged children and no other.

To Have and To Hold the said premises unto the said Lessee, its successors and assigns for the said term.

It is agreed that the Lessee may not assign this Lease without the Lessor's consent.

It is further agreed that the premises are to be operated as a camp for under-privileged children of Greenville County, and the first opportunity for its use shall be given to the Red Shield Club of Greenville County and/or the Salvation Army of Greenville, S. C. for the operation of its camp for under-privileged children of Greenville County. The second opportunity of the use for the premises for such a camp shall be offered to any other organization, whether it be civic, religious or governmental organization in Greenville County for Greenville County children. When the opportunity of use shall have been given to the Red Shield Club or Salvation Army and to any other organization of Greenville County, the facilities of the club may be offered to and afforded to