STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

WHEREAS, Joe Edd Fleming, hereinafter referred to as Lessor, owns a tract of land in the County and State aforesaid situate on Bessie Road, one and one-half (1-1/2) miles east of Piedmont, South Carolina, and

WHEREAS, the Square Deal Beagle Club, hereinafter called Lessee, is desirous of leasing the running rights on a portion of said tract of land, said portion being eighty (80) acres, more or less.

NOW, THEREFORE, in consideration of the sum of One (\$1.00)

Dollar and the covenants herein contained, Lessor does hereby lease, hire
and grant unto the Lessee the running rights on the tract of land herein
referred to containing eighty (80) acres, more or less, for a term of
ten (10) years, upon the following terms and conditions:

- (1) No rent shall be paid by Lessee during the term of this lease, provided, however, Lessee agrees to insure and keep insured all buildings used or to be built by said Club, and pay all taxes on the buildings and land used and leased from Lessor;
- (2) Said eighty-acre (80) tract of land shall be fenced by Lessee at its own expense with suitable wire and posts so that it will retain rabbits;
- (3) Lessee, at its own expense, shall stock and keep stocked the leased area with rabbits and feed suitable for field trials and training purposes;
- (4) Lessee, at its own expense, may construct such buildings, including club-house and toilets, as may be desirable, and such buildings and fence are to be kept by Lessee in first-class condition at all times.

 All improvements shall be and become the property of Lessor upon the termination of this lease, except as hereinafter provided in Paragraph 10;