

premises shall be limited to the showing of horses, and associated activity. Further, except at times that the grounds are being used by the Lessee for horse shows, preparation for such shows and associated activity, Lessor shall have full and complete use of the leased premises. It is agreed that Lessor shall not sponsor or permit the use of the leased premises for horse and pony events without the permission of the Lessee.

QUIET ENJOYMENT AND TITLE. 9. The Lessor covenants, warrants and represents that it has full right and power to execute and perform this lease and agreement and to grant the estate demised herein, and covenants that the Lessee on paying the rent herein reserved and performing the covenants and agreements hereof shall peaceably and quietly have, hold and enjoy the demised premises and all rights, easements, appurtenances and privileges belonging or in anywise appertaining thereto, as limited and defined herein, during the full term of the lease and any extension or renewal thereof, and that the same is not subject to any zoning laws or regulations which would prohibit or restrict the construction contemplated by the parties or limit in any way the contemplated use of the premises by the Lessee.

TAXES. 10. All taxes, assessments and charges on land or improvements upon the premises shall be paid by the Lessor when due.

ADVERTISEMENTS. 11. All advertisements of the horse shows held on the demised premises shall designate the place of the show as "American Legion Fair Grounds, White Horse Road, Greenville, South Carolina".

ASSIGNMENT. 12. It is understood and agreed that the Lessee may not assign this lease or sublease all or any part of the leased premises without the written consent of the Lessor.

OPTION TO RENEW. 12. Lessee shall have the right and option to renew this lease for an additional period of five (5) years, on the terms of Section 3(b) herein and a continuation of the other conditions of this lease agreement. PROVIDED HOWEVER, that in the unlikely event that Lessor sells the Fair Ground property during the five (5) year renewal period, Lessor

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