

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

L E A S E

This Lease Agreement made and entered into this 7th day of April, 1972 by and between NINA P. BURDETTE, hereinafter referred to as Lessor, and B. E. BURDETTE, hereinafter referred to as Lessee.

THAT in and for the consideration hereinafter stated the Lessor does hereby leave and demise to the Lessee the following property, to-wit:

ALL that portion of land with improvements thereon situate on the eastern side of the Old Greenville to Pelzer Road, being a portion of a 80 acre tract as presently owned by the Lessor and was willed to the Lessor by the Will of Mary A. Paden in accordance with the probate records in the Probate Court for Greenville County and being the major portion of the property conveyed to Mary A. Paden by deed recorded in Deed Book DDD at Page 203 in the RMC Office for Greenville County.

The terms of this lease shall commence on May 1, 1972 and shall terminate at the death of B. E. Burdette.

The purpose for which this property is to be used is for a mobile home park and fishing lake or lakes and any other use that the Lessor and Lessee may mutually agree upon but limited to these two uses unless otherwise agreed upon.

The rental consideration of said property shall be, to-wit: The Lessee shall operate the facilities as hereinabove designated on said property and after the deduction of all expenses attached to the operation of same and discharge of indebtedness in the agreed and appropriate manner, all net profits shall be divided 50% to the Lessee and 50% to the Lessor. Net income shall be determined after depreciation but before taxes.

In the event the Lessor predeceases the Lessee, then the Lessee shall be entitled to all income and all profits derived from the

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GREENVILLE CO. S. C.
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OLLIE EARNSTWORTH
R.M.C.