

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED)
GREENVILLE CO. S.C. LEASE

JAN 18 10 58 AM '83

THIS AGREEMENT ^{WITNESSEY} entered into this 17th

day of January, 1983, Mary H. Wood, hereinafter referred to as the Lessor, and Virgil Cannon, hereinafter referred to as the Lessee;

W I T N E S S E T H:

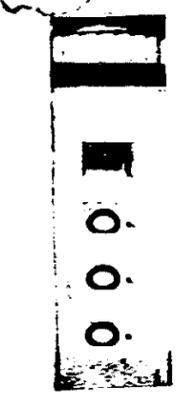
That the Lessor does hereby this day lease unto the Lessee, that property known as Mat's Fishing Lake, located at 116 Mat's Lake Road, Greer, Greenville County, South Carolina, for the purpose of said property to be used as a commercial fishing lake, by the Lessee, subject and conditioned on the provisions as hereinafter set out, beginning the 19th day of March, 1983, and continuing for three consecutive years thereafter, with the option of extending this Lease for the period of two additional years at the same lease price. Either party shall have the right to terminate this Lease at the end of the three year lease period. In the event it is agreed upon by both the Lessor and Lessee to extend this Lease beyond the total five year period, the lease price shall be re-negotiated at that time.

FIRST: The Lessor agrees to Lease this property to the Lessee for the rental price as follows: The Lessee shall pay unto the Lessor the sum of One Thousand (\$1,000.00) Dollars per month for each month that the fishing lake is open, with a minimum payment of Six Thousand (\$6,000.00) Dollars during any calendar year. It is agreed that the payment for fractions of a month over the six months minimum shall be pro-rated based on actual time the lakes are open; however, opening of fishing for one or more days during any week shall be computed as a full week for payment purposes.

SECOND: Upon the execution of this Lease, the Lessee shall pay over to the Lessor, the sum of One Thousand (\$1,000.00) Dollars, followed by monthly payments thereafter in the amount of One Thousand (\$1,000.00) Dollars in advance of opening the lakes for fishing. The initial payment of One Thousand (\$1,000.00) Dollars shall be applied to the final month's payment at the conclusion of this Lease.

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