

LEASE

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BOOK 681 PAGE 167

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

Bobby Cox, Lessor, hereby leases without charge, unto the Iodine State Beagle Club, Inc., Lessee, approximately 80 acres of land located 2 1/2 miles from Simpsonville, S. C. on the Leevaughn Road for a period so long as Lessor owns the property. The land to be used by the Lessee for the purpose of Licensed Field Trials, Derby Trials, and Fun Trials at any time the Lessee desires, with the exception of Sundays. The Lessee is also to have the use of a house and barn on said premises. The Lessee agrees to protect the Lessors property at all times. The Lessor agrees to protect all game on said land. The property is not to be used at any time by an individual member of the Club other than the Lessor.

PROVISION: Should the property be sold within the next ten years the Lessor agrees to give the Iodine State Beagle Club, Inc. first refusal on the property, and if the club cannot buy the property the Lessor agrees to pay the club, if sold within the next five years, the exact amount the fence/cost at the time it was erected and thereafter the cost of the fence to depreciate at the rate of 20% per year for the next five years. After a period of ten years, should the property be put up for sale, the club would still have first refusal on it and if they cannot buy it, it is agreed by the Lessee that the Lessor will not owe anything for the fence.

The Lessor agrees to sew grain in the enclosure and also, grants the Lessee permission to sew grain or plant corn, if they so desire, on any part of the property he is not using.

Exact amount the fence cost at the time it was erected \$ 1,951.76.

This agreement to bind the parties, their heirs, executors, and administrators.

WITNESS:

① H. Gramade  
② M. P. Cox

John R. Cox

Sworn to and subscribed before  
me this 14 day of July  
1961.

(Continued on Next Page)

J. P. Henderson  
Notary Public Seal