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The lessee is granted the right and privilege of renewing this lease for an additional Five (5) years at a rental of Six Hundred (\$600.00) per year, on the same terms as above stated.

The lessee is to have full and absolute control of the leased premises during his lease, and to erect any buildings, swimming pools, golf courses, stands, or any structures he may desire, or make any alterations to present buildings that he may see fit, all to be done at his own expense, however. The lessee to conduct any lawful business or businesses that he may see fit so to do, without interference from the lessors. All improvements made by the lessee to revert to the lessors on the termination of this lease.

Lessors to pay taxes during the life of this lease on the land and present buildings.

The lessee to pay all taxes arising out of buildings or improvements placed on said property by him. The Lessee is granted the privilege of carrying fire insurance at his own expense for his benefit.

The Lessors warrant that they are the owners of said premises and warrant that they will defend the Lessee in his rights against any and all persons whomsoever.

The Lessors reserve the right to a right of way for the private cemetery and also reserve the present fenced in cemetery from the terms of this lease, with permission to them to keep grounds cleared around said private cemetery.

The Lessee is to preserve and take proper care of all fruit trees and is not to cut down any live fruit trees or any shade trees around the Spring Yard or buildings without the consent of the Lessors.

IN the event that any installment of the above described rent shall be in arrears for a period of sixty (60) days, then the Lessors at their option may cancel said lease, first giving to the Lessee ten days written notice of their intention and should the Lessee fail to pay all arrears within the ten day period then he is to surrender peaceable possession of the property, but should he pay all arrears within said ten day period then said lease shall be continued according to its terms.

The Lessors reserve the right to carry Fire Insurance for their benefit in the sum of \$1,000.00 on the building known as "Drake Inn."

The Lessors agree that that the Lessee shall have the privilege of renewal of this lease for an additional five year period on a rental basis of Fifteen hundred (\$1,500.00) Dollars per year on the same terms and conditions as herein provided for the first fifteen years.

The Lessee shall have the full right to assign this lease, without obtaining the consent of the Lessors, but his assigns shall be bound by the terms hereof. Provided that this lease shall never be assigned to any persons other than those of the Caucasian race.

This lease grants to the lessee the exclusive privileges and absolute control of said premises, subject to Lessors right of reasonable inspection.

In witness whereof the parties above named have hereunto set their hands and seals this day and year above written, binding themselves, their heirs, executors, administrators and assigns to the faithful performance of the terms and conditions herein stated.

Signed, sealed and delivered in the presence of:

Muthie D. Trammell.	As to Mary A. Drake	her Mary X A. Drake. (L.S.) mark Lessor.
J. F. Ayers.		Grover S. Drake (L.S.) Lessor.
W. D. Workman	As to Grover S. Drake and	
L. F. Simpson, Jr.	Edwd. L. Ayers.	Edwd L. Ayers. (L.S.) Lessee

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State of South Carolina,  
County of Greenville.

Memorandum of Agreement made at Greenville, S.C., this the 25th day of August A.D., 1930, by and between Mary A. Drake and Grover S. Drake, parties of the first part, hereinafter called the Lessors, and Edward L. Ayers, party of the second part, herein after called the Lessee.

W I T N E S S E T H :

The Lessors have leased to the Lessee and the Lessee has leased of the Lessors the following described real estate in Cleveland Township, County and State aforesaid: All that certain piece, parcel, or tract of land known as Drake Home Place on which Drake Inn is situate, being on both sides of Jones Gap Road, and containing approximately Fifty two (52) acres, with the proviso hereinafter stated, and being more fully described in deed from G.G. Drake to G. S. Drake, recorded in R.M.C. office for Greenville County in Vol. 41, page 58, reference being craved thereto for amore complete description, said deed being dated Aug. 28th, 1916.

The Lessors have leased to the Lessee the above described lands and this lease specifically includes all buildings, orchards, lighting plants, and the right to cut such timber as may be needed for firewood and also such timber as Lessee may desire to use for the construction of cottage, other buildings, bridges and any and all other construction purposes for improvements on the property above described.

This lease is subject to such rights over approximately four acres as may be held by one J. Robt. Martin, growing out of a certain instrument dated June 18th, 1926, and recorded in R. M. C. office for Greenville County in Vol. 126, page 127.

This term of this lease shall be for a period of ten (10) years, with the privilege to the lessee of an additional five (5) years on the following rental basis;

This lease is to commence on the signing of this agreement, but rents are to be charged only as commencing as of October 1st, 1930.

The rent agreed upon for the first ten (10) years shall be four Hundred (\$400.00) per year, payable quarterly in advance, on Oct. Jan. April, and July 1st, of each year, except that the payment of One Hundred Dollars due Oct. 1st, 1930, is paid in cash at the signing of this agreement (the receipt whereof is hereby acknowledged by the lessors.)

It is agreed that each quarterly payment of \$100.00 is to be paid \$25.25 to Mary A Drake and \$43.75 to Grover S. Drake, during the lifetime of Mary A. Drake and upon her death the full amount of each payment is to be paid to Grover S. Drake, his heirs, administrators or assigns.

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For Assignment See Deed Book 147 263