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GREENVILLE CO. S. C.

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THE STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)L E A S E OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, That I, L. L. Bates, in consideration of the rental hereinafter mentioned, have granted, bargained and leased, and by these presents do hereby grant, bargain and lease unto R. E. Dahlfues, lessee, for the term of five years, beginning April 1, 1946, the following described premises:

BEGINNING at an iron pin, 100 feet from the intersection of Laurens Road and Rhodes Street, and running thence in an easterly direction along the south side of Laurens Road, 146 feet to the line of Horton Motor Lines; thence in a southerly direction with that line, 300 feet, more or less, to the southwest corner of lot of Horton Motor Lines; thence in a northeasterly direction, 100 feet, more or less, to the southeast corner of property leased to P. C. Higginbotham; thence in a northerly direction along the Higginbotham line to Laurens Road, the point of beginning.

The lessee herein, in consideration of the use of said premises for said term, promises to pay to the lessor the sum of Twenty five (\$25.00) Dollars per month during the first year; Thirty (\$30.00) Dollars per month during the second and third years; and, Thirty five (\$35.00) Dollars per month during the fourth and fifth years of this lease.

It is understood and agreed that the lessor nor the premises above described are in any way to be responsible for the cost of any construction or improvements, labor or materials, affecting said premises, all such costs to be paid by the lessee.

The lessee shall have the option of renewing this lease for an additional five years from the expiration of the original term, upon the same terms and conditions except that said rental shall be Fifty (\$50.00) Dollars per month during the entire additional five years, by giving to the lessor a written notice, ninety (90) days in advance of the expiration of the original term, of his intention to exercise this option.

It is understood and agreed that the lessee is to use the premises above described only as an amusement park for the public benefit, is not to do, or allow to be done, anything on said premises which would constitute a nuisance or violate any law, regulation or restriction, nor to permit any noise which would create a disturbance to the neighborhood in general. It is further understood and agreed that no wine, beer or whiskey is to be sold on said premises.

It is further agreed that the lessee has no right or authority, and cannot, without the written consent of the lessor, sublet the whole or any part of the premises above described, and any attempt to do so will be null and void.

The non payment of rent for thirty days after its due date will terminate this lease at the option of the lessor, and the violation of any of the conditions and agreements as hereinabove set out will terminate this lease as though the entire term had expired.