

All permanent improvements to the premises which could not be removed without damaging the realty shall become the property of the Lessor.

3. The Lessee shall be responsible for the proper maintenance of all the properties, real and personal, and it is obligated to keep same in proper repair and usable condition during the term of this lease. All permanent improvements hereafter made by the Lessee, to cost \$300.00 or more, shall be done only with the written approval of the Park and Cemetery Committee of the Greenville City Council or on approval of a majority of the Greenville City Council. All additions or improvements so made by the Lessee shall belong to and become the sole property of the Lessor at the termination of this lease.

4. It is further understood and agreed that the Lessee is to maintain a night watchman on the property at its own expense and the Lessee is to carry and keep in force, public liability and workmen's compensation insurance and to pay the premiums thereon during the term of this lease.

5. Should professional baseball be discontinued and not conducted by the Lessee for the full baseball season during any year covered by this lease, then said lease may be terminated at the option of the Lessor by giving thirty days notice.

6. It is further agreed by the parties hereto that this lease cannot be assigned by the Lessee without the written consent of the Lessor but provided, however, the Lessee may permit other persons, firms, corporations or organizations to use the leased premises for any purpose which the Lessee may deem proper and all charges or income from such use shall inure to and become the sole property of the Lessee. The Lessee agrees to cooperate in this respect with the Park and Cemetery Committee of the Greenville City Council and upon suggestion from said committee of the Lessor that any person, firm, corporation or