

Lessee, its agents or servants or to any person, firm or corporation whatsoever on account of any contract, obligation or on account of any tort claim or for personal or property injury or damages, and the lessee is to indemnify and save harmless the Lessor from any and all such claims of every nature and description whatsoever, and in the event any are asserted against the Lessor, the Lessee is to provide all of the expense of defense, and is to pay and discharge any judgment or claim finally asserted and maintained against the Lessor herein, if there should be any such.

11. The violation on the part of the Lessee of any of the terms, conditions, or provisions of this lease contract will entitle the Lessor at its option to terminate said lease by thirty days written notice to the Lessee of its desire and intention to do so. Provided, however, that the Lessee shall have thirty days after the receipt of such written notice in which to remedy any such violation.

The plot of ground covered by the terms of this lease is described as follows, to-wit:

All that certain piece, parcel or tract of land situate, lying and being in Ward 5 of the City of Greenville, County and State aforesaid, on the north side of Mayberry Street, and being more particularly described as follows:

Beginning at a point on the north side of Mayberry Street 20 feet west of fence bounding City Stockade; thence S. 39-47 E. 714.2 feet along Mayberry Street to a point; thence N. 42-12 E. 408 feet to a point on R. O. W. of C. & W. C. Railroad; thence N. 44-08 W. 417.3 feet along C. & W. C. R. O. W. to switch point of siding; thence N. 29-57 W. 220.5 feet along said siding to a point; thence N. 32-63 E. 410.3 feet to the point of beginning.

It is understood and agreed that such portion of the above plot of ground as may be made available for parking space for automobiles, shall be so used by the patrons of baseball games or other gatherings or athletic contests held in said park without any parking charge being made therefor.