

on the property leased at its own expense and at no expense to the Lessor, and further that the Lessee shall have the right to remove any buildings or structures now on the leased premises if it sees so fit at its own expense and without cost or obligation to the Lessor.

This property is leased to the said Maternity Shelter Hospital for the purpose of maintaining thereon an infirmary or hospital devoted exclusively to the purposes of the said Maternity Shelter Hospital, which purposes are to furnish care for indigent mothers or those unable to pay the usual costs of hospitals for medical care. The property shall be used for no commercial purposes nor for the profit of any individual but shall be used exclusively for the eleemosynary purposes above set forth and any other related purposes which the Maternity Shelter Hospital may perform.

The Lessee agrees to keep insured any and all buildings or structures erected upon these premises against fire and extended coverage hazards in an amount adequate to replace any structure or building so destroyed.

The term of this lease shall begin on the 30th day of May, 1953, and expire on the 29th day of May, 2003, unless sooner terminated under the terms and provisions hereof. It at any time the Lessee abandons its work or goes out of existence, this lease shall terminate automatically and the property shall revert to the Lessor free of any encumbrances created by this lease. This lease is not to be assigned or transferred by the Lessee without the express approval of the Lessor in writing.

This lease is executed pursuant to the provisions of an act of the General Assembly of South Carolina approved the 2nd day of April, 1953, entitled an act "to authorize and direct the County Board of Commissioners of Greenville County to lease the