

any organization in the State of South Carolina for providing camp and facilities to the children of South Carolina.

The Civitan Club of Greenville accepts full liability of operating the camp and providing for its operation and hereby release and relieve Charities, Inc., from any and all liability and responsibility. The Lessee further agrees that the premises shall not be used for any unlawful or immoral purposes by or with it's consent and the said Lessee further agrees to accede to and acknowledge all easements and rights-of-way which have heretofore been granted over the property and to observe the restrictions and conditions contained in the deed of Rena Rice Geer to Charities, Inc. hereinabove referred to. This Lease and Agreement may be terminated by the Lessee, the said Civitan Club of Greenville South Carolina at any time by giving written notice and may also be terminated if at any time the premises are not used for a camp during the summer months for under-privileged children and the Civitan Club of Greenville has not exerted every effort to make available its facilities to other organizations and groups.

The Lessee shall carry such insurance on the buildings and improvements located on the property as in its discretion will protect the property and the investments therein.

It is agreed that all buildings and improvements to the property shall become the property of the Lessor upon the termination of this Agreement and Lease.

The Lessor, Charities, Inc., in consideration of the recitals, terms and conditions of the Agreement and Lease and in consideration of the investment which the Lessee, Civitan Club of Greenville shall make in the camp by the construction of new buildings and facilities, agrees that upon the termination of this Agreement and Lease and the reversion of the property to it, to provide that the property shall always be used for the benefit of under-privileged children and principally as a camp for such under-privileged children.

IN WITNESS HEREOF, said Charities, Inc. and the Civitan Club of