

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)FEB 20 11 31 AM 1957
L E A S EOLIVER NORTH
N. M. C.

THIS INDENTURE, between P. L. Bruce, the lessor, and James N. Thompson, the lessee, witnesseth:

That the lessor agrees to lease to the lessee the tract of land situate in said County, containing approximately twenty-five (25) acres, situate on State Highway No. 88 about three miles from Travelers Rest, South Carolina, being the property purchased by lessor from Raymond Hunt and B. W. Hunt and known as "Twin Lakes" in Greenville County, for the purpose of operating a cafe, fishing lake, and swimming pool thereon and for other purposes.

TO HOLD the same to the lessee from the 16th day of February, 1957, to the 16th day of February, 1958.

And the lessee on his part agrees to pay to the lessor, as rent for the same two (2) percent of the income realized from the fishing lakes, the swimming pool, and the cafe thereon, the same being payable on the 16th day of each month.

except the fishing lake which is to be 5 percent

The lessee agrees to take good care of the premises, and to deliver possession of same at expiration of lease without further notice, unless he shall exercise the Option to purchase hereinafter set out. This agreement to bind the parties, their heirs, executors, and administrators.

In consideration of the rental of the said property and other good and valuable consideration, the lessor grants unto the lessee an option for the period of this lease to purchase the aforesaid property for the sum of Twenty-Five Thousand and No/100 (\$25,000.00) Dollars upon the following terms and conditions, to wit: The lessee is to signify his intention to purchase the same by due notice in writing within the time above specified, and a failure to serve such notice within the time specified shall terminate this Option without further action, time being the essence of this agreement.