

by the Lessee have unobstructed and adequate means of ingress and egress to the demised portion of the fair grounds.

PAYEE. 2. All payments hereunder to the Lessor shall be made to the Greenville County American Legion Fair Association, Greenville, South Carolina, and may be made by check or draft payable to the order of such payee.

RENTAL. 3. (a) It is understood and agreed that the Lessee anticipates making improvements on the grounds and/or buildings at a cost of Twenty-Five Thousand Dollars (\$25,000.00) or more. In consideration thereof, and in consideration of the covenant contained in Section 4 herein, the Lessor agrees that the Lessee shall make no rental payments, during the original five (5) year term of this lease until the amount expended for the improvements to the leasehold has been recovered in full. It is further agreed that if the amount expended for such improvements is recovered during the initial five (5) year term, the Lessee will pay a rental of twenty-five percent (25%) of the revenue received by the Lessee from general admissions, general parking, ringside parking, boxes, and concessions or a minimum of Two Hundred and Fifty Dollars (\$250.00), whichever is greater, for each of two (2) shows per year agreed upon in this lease. For any shows in addition to the two (2) shows per year during the original five (5) year period of this lease after the costs of improvements have been recovered, the Lessee shall pay one hundred dollars (\$100.00) per day for use of the leased premises.

(b) In the event that this lease is renewed as provided in Section 12 herein, the Lessee agrees to pay a rental of twenty-five percent (25%) of the revenue received by the Lessee from general admissions, general parking, ringside parking, boxes, and concessions or a minimum of five hundred dollars (\$500.00), whichever is greater, for each of the two (2) horse shows per year agreed upon in this lease. For any shows in addition to the two (2) per year agreed upon in this lease during the five (5) year renewal period, the Lessee agrees to pay two hundred dollars (\$200.00) per day for any other horse

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