

without extensions, for erection of a structure thereon of similar kind, subject to the same conditions and covenants as set forth herein.

CONSIDERATION AND CANCELLATION - SECTION THREE

The total rent for the initial term and any extensions, unless by mutual consent renegotiated, shall be One Dollar (\$1.00) per year, which Lessee shall pay to the Lessor without deductions or offset at such place as may be designated from time to time by Lessor. In addition, use of any improvements or adjacent property on such premises shall be open to the general public on a reasonable basis at such times as are at the discretion of the Lessee and afforded for public meetings and activities at all reasonable times consistent with Lessee's own needs and use provided such use is only consistent with and pursuant to the aims and objectives of its Charter, Bylaws and Constitution as adopted and revised on the date of this agreement, attached hereto and incorporated by reference, as Exhibit One (1), or as permitted by the prior consent of Lessor under Section Seven. Provided, however, such use by Lessee shall be in accordance with the covenants hereinabove set forth which are included not by way of recitation but in specific recognition of them as the consideration for Lessor's entering into this agreement.

Among the grounds which, without Lessor's prior written consent, would warrant cancellation of this agreement, at the option of Lessor, are sale of the structure or other improvements contemplated herein (excluding personal property); dissolution or merger of the Greenville Council of Garden Clubs; change in said council's charter, constitution, or bylaws which substantially alters its present objectives; violation of any covenants hereinabove set forth regarding public access on a reasonable basis, or failure to complete location and refurbishing of the proposed structure and improvements by Lessee within the time provided herein (except as modified by Section Two above).

WARRANTIES OF TITLE AND QUIET POSSESSION - SECTION FOUR

Lessor covenants that Lessor is seized of the premises in fee simple and has full right, subject to its public trust and responsibilities, to make this lease and that Lessee shall have quiet and peaceable possession of the demised premises hereof during the term hereof except for those possible interruptions due to the presence of unmarked grave sites at, near or adjacent to the premises.

LEASEHOLD IMPROVEMENTS - SECTION FIVE

Any permanent improvements to the demised premises by the Lessee shall inure to the benefit of the Lessor without cost upon termination of this lease,