

SOUTH CAROLINA
GREENVILLE COUNTY

LEASE AGREEMENT

THIS CONTRACT, made and entered into on this the 26th day of February, 1975, between CIVITAN CHARITIES OF GREENVILLE, S. C., an eleemosynary corporation, party of the first part, and CIVITAN CITIZENSHIP CENTER, INC., a non-profit corporation organized under the laws of the State of North Carolina, party of the second part;

W I T N E S S E T H:

That for the consideration and on the terms and conditions herein-
after stated, the said first party does hereby lease unto the said second party for a period of fifty years (50), beginning January 1, 1975, that certain tract of land with improvements thereon, described as follows:

ALL that certain piece, parcel or tract of land with the buildings and improvements thereon, situate, lying and being on the north side of Geer Highway and on both sides of Wattacoo Creek about twenty miles north of the City of Greenville, in Cleveland Township, Greenville County, State of South Carolina, containing 175 acres, more or less, according to a survey of Wattacoo Camp Tract, made by R. E. Dalton, December, 1942, and being the greater portion of Tract No. 2 as shown on plat recorded in the R. M. C. Office of Greenville County in Plat Book I, at Pages 94 and 95, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Geer Highway at joint corner of Tracts 1 and 2 and running thence with the line of Tract 1, North 12° 20' East 1284 feet, more or less, to an iron pin in center of road; thence with said road North 24° 30' West 85 feet to an iron pin; thence continuing through the center of a 30foot strip reserved for road, North 60° 00' West 200 feet, to a point in center of said road; thence North 19° 40' East 575 feet to an iron pin in road; thence following the center of said road the following courses and distances; North 3° 30' West 138 feet; thence North 32° 00' West 110 feet; thence North 45° 00' West 85 feet; thence North 7° 00' West 61 feet; thence North 30° 15' East 190 feet; thence North 21° 30' East 60 feet; thence North 39° 00' East 150 feet to a point in the center of said road on line of property now or formerly of Cleveland; thence with said Cleveland line crossing branch, North 36° 35' West 1370 feet, more or less, to a stone at corner of said Cleveland; thence with line of property now or formerly of W. F. Reynolds crossing the two branches, being tributaries of Wattacoo Creek South 58° 30' West 3530 feet to a point in old road to Caesars Head Road; thence South 9° 45' East 133 feet to a point in center of Geer Highway; thence continuing with center of Geer Highway South 83° 30' East crossing Wattacoo Creek 639 feet to a point; thence still with Geer Highway South 86° 45' West 360 feet to the beginning corner.

(CONTINUED ON NEXT PAGE)