

There is included within the above-described boundary a lot on the east side of Watacoo Road heretofore conveyed by Fena Rice Geer to Folger Burgess, recorded in Deed Book 235, Page 49, and Book 254, Page 18, which has been conveyed by Folger Burgess to the second party.

The above-described property is the same conveyed to the first party by the deed recorded in Deed Book 890, Page 495

It is understood that this conveyance is made subject to all existing and/or recorded easements or rights-of-way.

No beers, wines, liquors or other intoxicating beverages shall ever be sold on the above-described premises.

Said second party agrees to rent said property from said first party for a period of fifty years (50) and to pay as rental therefor the sum of One Dollar (\$1.00) per year.

On January 1, 2025, second party shall have the right to renew this lease for an additional term of twenty-five (25) years, and on January 1, 2050, if said option had been exercised, an additional right to renew said lease for a second additional term of twenty-five (25) years, and the rental for each renewal if exercised, shall be One Dollar (\$1.00) per year. If said rental be unpaid after thirty (30) days written notice to party of second part, the party of the first part may declare this lease to be terminated.

If party of the second part shall cease to use the property for the purpose of a citizenship training center, upon demand by party of the first part, the property shall be returned to Greenville Civitan Charities, Inc., or it's successor or assign and this lease shall be null and void.

This lease shall also be subject to the following terms and conditions:

(1) The Greenville, South Carolina, Civitan Club shall have the privilege of using the camp facilities on said property at no cost to party of the second part for (a) an annual family night, (b) school patrol training, (c) other Civitan functions that will not interfere with operation of the Civitan Citizenship Center, and such functions must be cleared in advance with the director of the Civitan Citizenship Center. The Greenville Civitan Club will give said director reasonable notice as to date and time of usage.