

(2) The Greenville Civitan Club will continue to use the site as the major project of the Club and by mutual agreement add improvements or make improvements to the site.

(3) All memorial programs on the site are to be continued and the Greenville Civitan Club shall retain all rights pertaining thereto.

(4) It is agreed that party of the second part will be responsible for all upkeep and maintenance on said property, and that party of the second part may make improvements on said property to existing structures, or add new structures which are useful in the operation of a camp facility. Party of the second part agrees to carry fire and extended coverage in an amount of not less than Forty Six Thousand Four Hundred Dollars (\$46,400.00) on existing structures and shall provide adequate coverage on all additional structures. Any insurance collected as a result of property loss shall be used within a reasonable period of time to restore the loss. The party of the first part covenants with said party of the second part that party of the second part shall have quiet and peaceful possession of said premises during the terms of this lease, free from claims of any other party or person.

(5) Should this property be declared taxable it shall be the responsibility of the party of the second part to assume such liability.

It is agreed that this lease shall be construed under the laws of South Carolina.

IN WITNESS WHEREOF, the said parties of the first and second part have hereunto placed their signatures this the day and year first above written.

CIVITAN CHARITIES OF GREENVILLE, S. C.

ATTEST:

Carroll J. Carter
Secretary

John E. Wright

BY: Ronald K. Ludge
President

CIVITAN CITIZENSHIP CENTER, INC.

ATTEST:

E. Lamar Finney
Secretary

John E. Wright

BY: Clyde W. King Jr
President

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