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DORRIS E. STANFORD
A.M.C.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

THIS AGREEMENT, made and entered into this 1st day of January, 1970, by and between FRED H. HUDSON, hereinafter referred to as the "Lessor," and BECKLEY-GREENVILLE, INC., a South Carolina corporation hereinafter referred to as the "Lessee,"

WITNESSETH:

That the Lessor does hereby lease unto the Lessee that certain real estate, hereinafter described, upon the following terms and conditions:

1. The real estate covered hereby consists of approximately 65 acres of enclosed pasture land, located adjacent to the Hudson Homeplace near Hudson Road in Greenville County, South Carolina, hereinafter referred to as Parcel A, and approximately 10 acres of land adjacent to the Hudson Homeplace near Hudson Road in Greenville County, South Carolina, referred to as Parcel B.

2. Parcel A is to be used by the Lessee for riding purposes only, in conjunction with the riding center to be established by the Lessee. Lessee shall not use Parcel A for the purpose of grazing, growing of crops, or erection of any buildings. Parcel B may be used by Lessee in connection with its business of operating a riding center, for riding, grazing, erection of buildings and any other appropriate purposes. Neither Parcel A nor Parcel B shall be used at any time for any purpose other than the operation of a riding center business without Lessor's express approval.

3. The term of this lease shall be five (5) years, beginning with the date of execution hereof.

4. Lessee agrees to pay as rent during the term of this lease the sum of One Hundred Twenty-Five Dollars (\$125.00) per month, in advance within thirty (30) days of each anniversary date of this lease.

5. Lessee agrees to do the following:

- (a) To pay the rental herein provided when due.
- (b) To take good care of the leased premises and to deliver them at the expiration of the term of this lease in as good condition as received.



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