

State of South Carolina.

County of Greenville.

I, C. B. Martin lessor ~~in~~ consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto W. C. Mullinax and V. N. Butler lessees for the following use, viz. For erection and maintenance of a filling station for gasoline, automobile accessories, wash-racks and allied lines.

Lot at the south-west corner of Washington and Spring Streets, measuring 50 feet on Washington and 100 feet on Spring Street for the term of three years and the said lessee in consideration of the use of said premises for the said term, promised to pay the said lessor the sum of \$1,200. the first, \$1,350 the second, and \$1,500 the third year beginning February 1st, 1921, payable \$100.00 per month the first year, \$125.50 per month the second year, and \$125.00 per month the third year.

Use of the premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

It is agreed by and between the lessor and lessee that if the terms of this lease are complied with for three years, the lessee is to have the privilege of renewing lease for a period of one year at a time for such time as the property may not be required in order that permanent improvements may be made thereon or the property is not sold, the price to be paid as that provided for the third year of this lease.

To Have and To Hold the said premises unto the said lessee W. C. Mullinax and his executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one month's written notice previous to the time of the desired termination but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or any warlike

2.

arrears of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of the lease.

Witness our hands and seals the 26<sup>th</sup> day of January 1921.

Witness  
A. P. DuBose,  
V. M. Cobb.

W. C. Mullinax. (seal)  
V. N. Butler. (seal)  
C. B. Martin. (seal)

State of South Carolina,  
County of Greenville.

Personally, comes V. M. Cobb and makes oath that he saw the within named C. B. Martin, W. C. Mullinax and V. N. Butler sign and seal the within written instrument, and that he with A. P. DuBose witnessed the execution thereof.

Sworn to before me this 26<sup>th</sup>

day of January 1921.  
A. P. DuBose. (L.S.)  
Notary Public, S.C.

V. M. Cobb.

Recorded January 26<sup>th</sup> 1921.