

State of South Carolina,  
County of Greenville.

Lease.

This Indenture entered into this the 1st, day of February, A.D. 1925, by and between L.H. Carey, Floride S. Miller and H.C. Beattie, all of Greenville, S.C., hereinafter referred to as Lessors, and J.V. Dodenhoff, of Greenville, S.C., hereinafter referred to as the Lessee:

Witnesseth:

That the said Lessors have granted and leased, and by these presents do grant and lease unto the said Lessee a certain filling station, Garage and paint shop situate on the Northeast corner of the intersection of Brandon Road and Monaghan Street, in the western suburb of the City of Greenville, Greenville Township, County of Greenville, State of South Carolina, the said lot having a frontage of sixty-nine (69) feet, more or less, on the east side of Brandon Road, and running back to a depth of One hundred (100) feet, more or less, it being the intention to lease unto the Lessee the said buildings and the lot on which same are situate back to a point about ten (10) feet, more or less, to the rear of the building, so as to give the Lessee the use of a toilet and the privilege to use a well at the rear of the building situate on this lot, the said Lessee to have the joint use of the said well with the tenants occupying the two buildings on Monaghan Street, to the rear of the building herein leased.

To have and to hold the said premises unto the said Lessee, his executors, administrators and assigns, for the full term of five years, commencing on the 1st, day of February, A.D. 1925, and ending on the 31st, day of January, A.D. 1930, yielding and paying therefor the sum of Seventy-five (\$75.00) Dollars per month, payable at the end of each and every month.

And the said Lessee, his executors, administrators and assigns, promises to pay for the rental of said premises the sum of Seventy-five (\$75.00) Dollars per month, as above provided, and to quite and deliver up the same to the Lessors or their attorney, peaceably and quietly at the end of the term in as good condition, reasonable use thereof, fire and other unavoidable casualties excepted, as they are now, and not to make or suffer any waste thereof.

It is expressly agreed that if there is default in the payment of the rent above stipulated for sixty (60) days after the same is due, the said Lessors, their attorney or agent, shall have the right to re-enter and re-possess the said premises, and to expel and remove therefrom the said Lessee, or any other person occupying the same.

It is understood and agreed that said Lessee, his executors, administrators and assigns, shall pay for all lights and water used by them, and the Lessee shall have the right to make such alterations or improvements in the buildings now situate on said premises as may be agreed to by the majority of the Lessors, and at the expiration of the term or on removing from the premises the said Lessee, his executors, assigns and administrators, shall have the right to remove all equipment and improvements placed on the premises during the term of occupancy under this lease.

It is further agreed that the Lessors are to paint the front of said buildings as early as convenient after the execution of this lease, and once a year thereafter during the term of this lease or any renewal thereof.

It is further understood and agreed that the Lessee at the expiration of the term of five years herein granted, shall have the right of renewal for a like period at the same rental, and under the same terms as set out in this lease, provided the Lessors are not offered a greater rental,

(Over)