

State of South Carolina,)
County of Greenville.) Lessee.

This Indenture, made and entered into this the 27th, day of October, A.D. 1925, by and between C.C. White of Mauldin, S.C., hereinafter referred to as the Lessor and J.V. Doderhoff of Greenville, S.C., hereinafter referred to as the Lessee: Witnesseth:

That the lessor does hereby lease unto the Lessee, the following described lot of land, to-wit:--

A certain lot of land situate on the West side of the paved highway from Greenville, S.C., to Mauldin, S.C., fronting approximately 25 feet on the west side of said highway, and running back to a depth of approximately 50 feet, on which is situate a one story frame store building, with all the buildings thereon standing, and the appurtenances to the same belonging.

To have and to hold, for the term of five (5) years beginning November 1st, 1925 and ending October 31st, 1930.

It is understood and agreed that the Lessee herein is to make the following repairs to the said store building, to-wit:- To erect a canopy in the front of said store building for a filling station, and to pave the drive-way leading under the canopy and joining or connecting with the paved highway on either side, the expense of this to be entirely borne by the Lessee, and in the event the Lessee does not lay the paving as aforesaid, within two (2) years from the date of this lease, then this lease to become null and void, unless the Lessee shall pay at the expiration of said two (2) years, and for the remaining term of this lease, a rental of Thirteen (\$13.00) Dollars per month instead of the rental of Nine (\$9.00) Dollars per month hereinafter provided for.

And the Lessee is to pay for said premises, the sum of Nine (\$9.00) Dollars per month as rental, payable on the last day of each and every month, and is to quit and deliver up the same to the Lessor or his attorney, peaceably and quietly, at the end of the term of this lease, in as good condition, reasonable use thereof, fire and other unavoidable casualties excepted, as they now are, and not to make or suffer any waste thereof.

The Lessee is to keep the buildings in reasonable repair and bear the expenses 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 Lessor, his 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 said premises as subtenant or otherwise.

It is understood and agreed that the Lessee or anyone holding under him, shall have the right to remove from the premises any equipment placed thereon by the Lessee or any subtenant, at the expiration of the term hereof, or on the termination of this lease for any cause. This provision does not apply to the cement paving to be laid or the canopy to be erected, but does apply to the improvements or fixtures placed upon the premises. It is understood that the Lessee herein shall have the right to sublet said premises, or any portion thereof, as he may elect.

In witness whereof, the said parties have hereunto interchangeably set their hands and seals the day and year first above written.

In the presence of:

Anna M. Beatty.

Mary S. Wilburn.

C.C. White (L.S.)
Lessor

J.V. Doderhoff (L.S.)
Lessee.

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State of South Carolina,
County of Greenville.

Personally appeared before me Mary S. Wilburn who being duly sworn, says that she saw the within named C.C. White as Lessor, and J.V. Doderhoff, as Lessee, sign, seal and as their act and deed, deliver the within written agreement, and that she with Anna M. Beatty witnessed the execution thereof.

Sworn to before me this

3rd, day of November 1925.

Anna M. Beatty (L.S.)

Notary Public for South Carolina.

Mary S. Wilburn

Recorded November 27th, 1925 at 2:05 P.M.

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