

State of South Carolina,  
County of Greenville.

Contract.

This indenture made in duplicate and entered into at Greenville, S. C. this 2nd day of November 1921; Witnesseth.

That A. F. Day, hereafter called the lessor leased to the Piedmont Oil Co., hereafter called the lessee, all that certain lot of land lying on the north-east corner of Greene Avenue and Forty Foot St., in City of Greenville and being more particularly described as follows:

Beginning at a point at the intersection of Greene, Av., and Forty Foot St. and running with each street a distance of 25 feet, then making an obtuse angle on each street and converging at a point 60 feet diagonally across from beginning point, making a four sided lot with two sides twenty five feet each and the other two of a length sufficient to reach from the corners of these two sides to a corner 60 feet diagonally across from the converging corners of the two 25-foot sides.

It is agreed that the rent to be paid lessor by lessee shall be ten dollars per month for first year, beginning with November 1st 1921, fifteen <sup>dollars</sup> per month for second year and twenty dollars per month for each and every month thereafter during the life of this lease.

It is agreed that this lease shall be for a period of three years, also that at the expiration of this lease, lessee shall have the refusal of another three years, should lessor desire to lease same.

It is further agreed that if lessor sells this property, he shall have the right to terminate this lease on thirty days notice provided he pays to lessee the amount that might have been earned by lessee had the lessee been allowed to occupy the property for the three full years. The amount that might have been earned shall be determined by the average earnings per month ~~be determined by the average earnings per month~~ for the period already occupied and taking that as a basis for computing profits that would have accrued had lessee occupied premises for full term of three years.

It is further agreed that until the adjoining property fronting on Greene Ave and on Forty Foot St. has been improved or sold, that lessee shall have the privilege of using fifty feet on each of those streets instead of twenty five, in any event however the diagonal corner shall be only sixty feet from the corner on Greene and Forty Foot Sts.

It is further agreed that lessee shall have the right to remove all buildings and fixtures erected on the said premises during the life of this lease.

Witness our hands and seals the day and year above written.

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Witnesses  
S. T. Atkinson,  
C. M. Dehago.

A. F. Day Lessor.  
Piedmont Oil Co Lessee.  
By: J. V. Dodehoff,  
Treasurer.

State of South Carolina,  
County of Greenville.

Personally appeared before me S. T. Atkinson and made oath that he saw the within named A. F. Day and Piedmont Oil Co. by J. V. Dodehoff as Treasurer sign, seal and as their act and deed deliver the within written instrument and that he with C. M. Dehago witnessed the execution thereof.

Sworn to before me this  
2nd day of November 1921.  
C. M. Dehago. S. C.  
Notary Public for S. C.

S. T. Atkinson,

Recorded January 8th 1924.

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