

Service Station Lease
619 South Main Street
Greenville South Carolina.

This indenture of Lease, made and entered into this 2nd day of May, A.D. 1927, by and between K. S. Conrad, of 11 1/2 Pittsitt Street, Greenville, South Carolina, party of the first part (hereinafter referred to as Lessor) and Sinclair Refining Company, a Maine Corporation, authorized to transact business in the State of South Carolina, as a foreign corporation, having its principal business office at 45 Nassau Street, New York City, New York, and a District Office at 123 Walton Street, Atlanta, Georgia, party of the second part (hereinafter referred to as Lessee);

Witnesseth: Lessor, for and in consideration of the rents hereinafter reserved, and of the covenants and agreements herein contained, on the part of Lessee to be kept, observed and performed, has demised and leased, and by these presents does hereby demise and lease unto Lessee, its successors and assigns, the following described premises, to-wit;

That certain piece parcel or lot of land situate on the South side of South Main Street in the fifth ward of the City of Greenville, Greenville County, South Carolina having the following metes and bounds, according to Survey and Plat recorded in the R.M.C. Office for Greenville County, in Plat Book C, page 133, to-wit;

Beginning at an iron pin on the present line of South Main Street at corner of an 8 foot walkway, and running thence South 28-13 East 120 feet, more or less, to adjoining property of K. S. Conrad; South 70-10 West 62.5 feet, more or less, to property line of B. C. Lee; thence North 28-07 West 120 feet, more or less, to iron pin on South Main Street; thence with present line of South Main Street North 69-06 East, 61 feet to the beginning; Together with the oil and gasoline filling and Service Station building, dwelling, improvements and equipment located thereon, in so far as same belong to Lessor. To have and to hold the above demised and leased premises, and all rights, privileges and appurtenances thereto belonging, unto Lessee, its successors and assigns, for and during the term of five (5) years (unless previously terminated as hereinafter provided), commencing on the 2nd day of May, 1927; it being understood that the rental hereunder shall not begin to accrue until the date on which Lessee takes possession and gives Lessor notice thereof in writing. Lessee shall

The assignment to this lease, see Page 214 in this book.

yield and pay, as rental for said premises the sum of one hundred Seventy-five (175.00) dollars per month, payable not later than the 10th day of the rental month.

All rentals hereunder shall be paid in lawful money of the United States of America, and unless otherwise directed by Lessee, may be paid by check or draft, payable to the order of K. S. Conrad, and mailed to him at 11 1/2 Pittsitt Street, Greenville, South Carolina, or to such other party and/or address as Lessor may hereafter designate.

Lessee agrees to pay all general and special taxes and special assessments levied and assessed, or to be levied and assessed, on said premises and on the improvements located thereon. Lessee covenants and agrees to and with Lessee, its successors and assigns, that, the rents and charges being paid in the manner and at the times herein provided, and the obligations on the part of Lessee being all and singular kept, fulfilled and performed, Lessee, its successors and assigns, shall lawfully and peaceably have, hold and occupy the premises hereby leased during the term herein specified; and Lessor warrants and defends unto Lessee, against the lawful claims of all persons, whomsoever, the said premises hereby leased.

Lessee agrees, at his own expense, to make such repairs to the buildings, structures and improvements herein leased as may be necessary for their safety and preservation, and to keep same in a tenable condition suitable for the business purposes of Lessee; but any alterations desired by Lessee shall be made at its cost and risk. It is understood and agreed that if at any time during the term of this lease the use of said premises as a gasoline and oil filling and service station is prohibited, limited or restricted by City, County or State authorities, or by decree of any court, or for any other legal cause except on account of Lessee's fault or neglect; or if at any time during the term of this lease any portion of the premises herein leased be taken for the widening of the street upon which said premises front, or for any other public improvements, and the remaining portion of said premises not so taken shall not be sufficient for Lessee to conduct its business thereon; Lessee shall have the option of terminating and cancelling this lease on and as of the date the right to maintain said station is so denied, or said premises are so taken; and, in the event of termination and cancellation for any of the causes enumerated in this paragraph, Lessee shall be liable only for the rentals accrued and earned to the date of