

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

THIS AGREEMENT made this 16 day of September, 1929, between C. O. Allen of the first part, hereinafter designated as Landlord, and T. B. Gillespie and A. C. Varner of the second part, hereinafter designated as Tenants.

WITNESSETH, That for the consideration below mentioned the Landlord has leased to the Tenants, who have hired and taken from him for a period of fifty four months beginning this day, the 16th day of September, 1929, and ending March 16th, 1935, the lot of land in the City of Greenville, fronting 62 ft. on East Washington Street and running back 75 ft. on Brown Street.

The rent shall be Two Hundred and Twenty Five Dollars (225.00) due and payable on the last day of each calendar month and in the event it shall not be paid the Landlord at his election, without notice, shall have the right to retake possession of the premises with-out suit or process, together with any buildings or other fixtures which have been placed thereon by the Tenants. No animals shall be kept on the premises.

The Tenants shall use the premises for an automobile filling station and immediately place thereon a suitable building and equipment to cost not exceeding Three Thousand Dollars and to conform to all legal requirements of the City and State. The Building and fixtures shall be kept in good condition at the expense of the Tenants and at the conclusion of the term, or earlier termination of this lease as herein provided, shall be turned over to the Landlord free of any mortgage or other encumbrances. In the event of a fire or damage from high winds so that there shall be a total interruption of business, the Landlord shall grant to the Tenants a period of exemption from rent, not exceeding two months within which time to restore the premises to their former condition.

The Landlord agrees that upon the prompt payment of the rent herein specified and the performance of the other covenants and conditions aforesaid that the Tenants, their executors, administrators and assigns shall peaceably and quietly have, hold and enjoy the premises herein leased.

The Tenants, for themselves, their executors and administrators, agree that they will pay the rent monthly as herein provided, they will not sublet the premises without the written permission of the Landlord, and at the expiration of the lease will peaceably and quietly surrender and yield up the premises to the Landlord, his heirs or assigns.

It is also understood that the Tenants shall have authority to join their Building to the Allen Office Building wall but this does not include any right to use the wall above their Building. It is further agreed that the Landlord shall have the privilege of such access across the property leased to the Tenants herein mentioned as shall be necessary to place signs or advertisements on the wall of the Allen Office Building above the Filling Station to be erected by the Tenants.

In WITNESS WHEREOF, the parties hereunto have set their hands and seals in duplicate this day and year first above written.

IN PRESENCE OF:

J. J. McSwain	C. O. Allen
Mattie Lane	T. B. Gillespie
	A. C. Varner

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE.

Personally comes before me Mattie Lane who, upon oath says, that she saw the above named C. O. Allen and T. B. Gillespie and A. C. Varner, sign, seal and deliver, the

above written instrument and that J. J. McSwain with deponent witnessed the execution thereof.

Mattie Lane

Sworn to and subscribed

before me this 16th day of September 1929.

J. J. McSwain (SEAL)

Notary Public for S. C.

September 16th, 1929

\$4.88 Stamps

Recorded September 20, 1929 at 4:52 P. M.

END OF DOC.