

State of South Carolina,
County of Greenville.

J. Lee Green, lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents do grant, bargain and lease unto Payne Oil Company, a Corporation, lessee, all that certain piece, parcel and tract of land, together with the building thereon, in the City of Greenville, County of Greenville, State aforesaid, on the southwest corner of Buncombe Street and Butler Avenue, described as follows:

Beginning at the corner of said lot and building thereon, on the corner of Buncombe Street and Butler Avenue, and running thence in a southerly direction 67 feet; thence in a westerly direction 79 feet; thence in a northerly direction 66 feet 6 inches; thence at right angles from the last mentioned line in a westerly direction 7 feet; thence at right angles in a northerly direction 5 feet; thence in a westerly direction at right angles 16 feet 6 inches, to Buncombe Street; thence along Buncombe Street in an easterly direction 48 feet 5 inches, to the beginning point.

A rough draft and plat showing the description of the property being leased under this agreement is attached hereto for the purpose of more fully and accurately describing said premises.

The lessor reserves the right to use jointly with the lessee the rest room and toilet at the southeast corner of said building.

This lease shall be for the term of ten years, beginning the 15th day of April, 1930, and ending the 15th day of April, 1940.

The lessee, in consideration of the use of said premises for said term, promises and agrees to pay the lessor the sum of One Hundred Twenty-five (\$125.00) Dollars per month for the first five years, and One Hundred Fifty (\$150.00) Dollars per month for the next five years, payable on or before the 10th day of each month. As part of the consideration of this lease J. Lee Green, the lessor, agrees immediately to remove the plate glass windows now in said building and the oak floor and partitions now built therein, at his expense, and the Payne Oil Company, lessee, shall have the right to alter the building now on said lot and convert same into a filling station or to use said property for any purpose that it may decide to be for its best interest.

To Have and To Hold the said premises unto the lessee, Payne Oil Company, a corporation, its successors and assigns, for the said term.

It is further agreed that the destruction of the premises by fire or other casualty shall terminate this lease at the option of the lessee and lessor.

Witness our hands and seals this 15th day of March, 1930.

Witnesses:

C. G. Wyche,
Ethel Huskey.

Payne Oil Company,
By: W. E. Payne, Pres.

J. Lee Greene,

State of South Carolina,
County of Greenville.

Personally appeared before me C. G. Wyche, who, upon oath, says that he saw the within named Payne Oil Company, a Corporation, by its duly authorized officer, and J. Lee Green, sign, seal and deliver the within written Lease and that he with Ethel Huskey witnessed the execution thereof.

Sworn to before me this 15th
day of March 1930.

C. G. Wyche.

Ethel Huskey (L. S.)

Notary Public for S. C.

S. C. Stamps \$6.60

Recorded this the 18th day of July, 1932, at 9:40 A. M.