

LEASE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

Benjamin J. Black and Vera Owen Black Lessor, s  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

Greenville Petroleum Company, Inc Lessee,

for the following use, viz: gasoline and oil filling station, soft drink stand, and

grocery store and other similar uses.  
to wit all that certain piece, parcel and tract of <sup>the</sup>  
land and check for same Township, Greenville County, being the same property  
conveyed to the donor herein of this lease by deed dated August 29, 1938

and recorded in the office of the S. M. C. for Greenville County in Deed  
Book 205, Page 323 for the term of ten (10) years and the said lessee

in consideration of the use of said premises for the said term, premises to pay the said lessor the sum of One (\$1.00)

Dollars,  
per year payable in advance

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessor only require of the lessee the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued at the premises named before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

The lessee agrees to pay all general and special taxes and  
assessments that may be levied or assessed against said premises  
and a property owned by them located thereon, and the lessors further  
agree that all buildings, structures, tanks, pumps, greasing racks,  
and other equipment placed upon the premises by said lessee or any  
other person acting under arrangement with the lessee, whether or not  
contracted on the soil or appurtenant to the realty, shall remain the sole  
property of the lessee, and at the expiration of this lease by the lapse  
of time or otherwise, said lease shall have and as hereby given the right at  
any time within thirty (30) days after such termination to enter upon and  
remove from said premises any equipment by it at any time placed  
thereon.

To Have and to hold the said premises to the said lessee, its successors  
executors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party one months written notice previous

to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, ~~or~~ or ~~the~~ the ~~lessee~~ lessee shall terminate this lease, if the lessee so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor or his agent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease  
Witness our hands and seals the 29th day of August 1938.

Witness:  
A. J. Burgess  
Agile Chaastain  
Benjamin J. Black (SEAL)  
Vera Owen Black (SEAL)  
Greenville Petroleum Company, Inc  
By A. E. Mitchell, President  
H. W. Stinebaugh, Secretary  
Lessee

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }  
PERSONALLY, comes Agile Chaastain

and makes oath that he saw the within named Benjamin J. Black and Vera Owen Black, Lessors,  
and Greenville Petroleum Company, Inc, Lessee  
sign and seal the within written instrument, and that he with

A. J. Burgess witnessed the execution thereof.

Sworn to before me this 29th  
day of August 1938  
A. J. Burgess (L. S.)  
Notary Public, S. C. Agile Chaastain

S. C. Stamps \$ No Stamps cents

Recorded Sept. 6 1938 at 3:47 o'clock P.M.