

Lease

Agreement dated the 27th day of January, 1936 by
 between Mrs. J. H. Bruce, Greenville, S.C. Lessor,
 The Telephone Company a corporation of Delaware, having a
 piece of land located in the City of Greenville, South Carolina,
 known as Parcel 1, Docket No. 1, Case No. 1000,
 a tract of land with the improvements thereon, in the
 City of Greenville, County of Greenville, State of South
 Carolina, described as follows:

Beginning at a point at the southeast corner of
 Beadleton and Markley Streets and running thence
 west Beadleton Street 270-20 ft, 102 feet to a pine;
 thence S 11-30 E 75 feet to a pine; thence N 74-20 E, 104
 feet to a pine on Markley Street; thence with Mark
 ley Street N 8-55 W 75 feet to the point of beginning.
 Bounded on the west by M. L. Donaldson's Estate,
 on the south by St. Mark, on the east by Markley
 Street and on the north by Beadleton Street.

Together with all appurtenances thereto and all
 right, title and interest of lessor in and to any and
 all other lots and ways bounding the above
 premises.

1) Term, to have and to hold for the term of
 10 years, here and after the 1st day of March, 1936 -
 ten hundred thirty six, 1936.

2) Rental, Lessee agrees to pay the following rent
 for said premises:-
 \$110.00 per month, payable in advance,
 during the term of the lease.

Provided however, that no rental shall accrue
 or become due until such time as a suitable
 service station, entirely satisfactory to lessor, shall
 have been constructed upon the above premises
 by the lessee, in accordance with the plans provided, and the equip-
 ment, equipped and delivered to the lessee for the
 transaction of business.

Lessee agrees that if he shall fail to pay the
 monthly rentals for two consecutive months, or that
 if any installment due shall be in arrears and unpaid
 for the 10 days after written notice of such default
 has been delivered to the undersigned Manager of Lessee
 at 720 South Main to St. Mark, S.C.; Lessor shall
 then have the right to terminate this lease on
 thirty (30) days notice to lessee.

3) Maintenance - as lessor agrees to maintain certain
 premises and improvements and to repair during the
 term of the lease, except as hereinafter provided, and to rebuild within sixty days
 any structure on said premises damaged or destroyed
 in any manner, in the event of lessee's failure to
 do so, lessee, at its election, may either terminate the
 lease on thirty days notice to lessor, in which event
 rentals shall abate from the date of destruction or
 damage, or do the necessary repairing or rebuilding
 at the expense of the lessee, and have the right to apply
 accrued rentals for the purpose of reimbursement, together with
 interest at six percent. If during the time the
 premises are undergoing repairs, the use
 thereof by lessee is materially interfered with,
 the rental accruing during such period shall be abated.