D. K. B. E. R.
Renewal

Agreement of Lease

Greenville Branch
Code No. 1-04
Contract No. 268

This agreement of lease made and entered into this 6th day of April 1936, by and between H. K. Towers and Amelia J. Rison of Greenville County, South Carolina, Lessor and the Pure Oil Co. of The Carolinas Incorporated, a corporation existing under and by virtue of the laws of North Carolina with its general offices in the City of Charlotte, Lessee.

Witnesseth

That in consideration of the covenants and agreements herein contained to be performed by the Lessee, the Lessor hereby leases and lets unto Lessee the following described premises, situated in the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows:

At the corner of Markley and Pendleton Streets, fronting on Pendleton Street sixty (60) feet and on Markley Street ninety (90) feet. The whole lot is one hundred (100) feet deep, but a driveway is to be used in common by the lessee for this lot leased and the lessors for the adjoining lot.

To Have and To Hold the said premises unto said Lessee for the term of three (3) years from and after the October 31st 1936.

Lessee shall pay to Lessor on or before the 15th day of each month during the term of this lease, a fixed monthly rental of 100.00 Dollars.

Lessor further covenants and agrees as follows:

1. Lessee shall have and is hereby given the right, at any time during the term of this lease, to paint the buildings and other improvements located on the leased premises, such color or colors as it may desire and to improve or remodel the buildings located thereon to suit its needs and purposes.

2. Lessee shall have and is hereby given the right to enter upon and remove from the demised premises, with such appliances as may be necessary, any and all property and equipment, which it now owns or hereafter acquires title to, now located or hereafter placed thereon by it, except buildings, which shall become a part of the leased premises, at any time during the life of this lease, or any extension or renewal hereof and at and from the expiration or termination, of either, Lessee shall have the right to leave said removable property and equipment on the demised premises until a successor succeeds Lessee at the premises and purchases said property and equipment, or declines so to purchase, and in the event of no successor or purchaser, as aforesaid, within thirty days thereafter, said right shall continue until, and for a period of ten days after, Lessor shall have given Lessee notice to remove the same, without Lessee being in any way liable for rent during said period, and without Lessee forfeiting its right to enter upon and remove the same from the demised premises as aforesaid, if any legal forfeiture there be for failure so to do; and