

Form 301A (Coro) - Agreement of Lease - Greenville Brouch
 Revised 1787 9-15-34 - Contract No. 3093 - Code No. 1-24

This Agreement of lease made and entered into this 8th day of May 1936 by and between Piedmont Manufacturing Company of Greenville County, South Carolina, Lessor, and the Fire Oil Company of the Carolinas, Inc., a corporation existing under and by virtue of the laws of North Carolina, with its general office 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 Piedmont, County of Greenville, State of South Carolina, and more particularly described as follows:

Being a triangular plat having the following approximate measurements: Beginning at a point on the Eastern side of Federal Highway # 29, and running thence N. 150 feet to a point; thence Southeast 150 feet to a point on the side road leading from the Federal Highway (above mentioned) to the tracks of the Piedmont and Northern Railway; thence West 150 feet to the beginning point on the Federal Highway # 29; The above measurements are approximate.

To Have and To Hold the said premises unto said lessee for the term of ten years from and after the First Day of June, 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 Ten 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 deemed 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 renewal hereof; and if 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;

Should there be a mortgage, or other lien upon the demised premises, prior to this lease.