

Code No. 1-26

S. C. STYS #2. 88

Agreement of Lease

Contract No. 3110

This Agreement of Lease made and entered into this 8th day of May 1936, by and between L. L. Echols of Greenville County, South Carolina, Lessor, and the Pure Oil Co. Of The Carolinas, Inc., 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:

One English Type Service Station located at the intersection of Hampton Avenue and Mulberry Street, in the City of Greenville, S. C. and having the following metes and bounds: beginning at a point at the North West corner of Hampton Avenue and Mulberry Street, thence along the West side of Hampton Avenue N. 31-40 34.105 feet to a iron pin; thence along back line S. 58-12 34.50 feet; to an iron pin; thence along property of grantor herein; S. 31-40 E. 104.7 feet to a iron pipe on the North side of Mulberry Street; thence along North of Mulberry Street N. 58-35 E. 50 feet to the point of the beginning.

Approved

B. E. Robertson

To Have And To Hold the said premises unto said Lessee for the term of 10 (Ten) years, from and after the 1st day 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 Sixty 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.