

State of South Carolina;  
Greenville County;

Memorandum of Agreement made and entered into this 24<sup>th</sup> day of November, 1936, by and between Mrs. Florrie Chiles, hereinafter designated as "Landlord", and O. A. Tripp, hereinafter designated as "Tenant" Witnesseth:

That the Landlord has leased to the Tenant, who has hired and taken the same a lot of land containing one-half acre, with a filling station thereon, now operated as a Standard Service Station, in Gantt Township, Greenville County, South Carolina, 5 1/2 miles south of Greenville, on the Augusta Road, being a portion of the land of Rosa N. Ashmore conveyed to me by the said Rosa N. Ashmore for the term of five years, beginning November 25<sup>th</sup>, 1936 and ending November 25<sup>th</sup>, 1941, for the following rental.

The Tenant agrees to conduct a filling station in the building situate on the said one-half acre of land, and as rental therefor he agrees to pay to the Landlord one cent per gallon on all ordinary gas sold at said station, and one-half cent per gallon on all third grade gas sold at said station.

In the event of fire the Landlord agrees to make repairs with all convenient speed, unless the building is damaged to the extent of fifty per cent, when either party shall be at liberty to cancel the lease.

Landlord agrees to keep the ditch repaired for a driveway.

It is understood and agreed that the tenant is to re-roof the present building with composition shingles. All of this expense is to be borne by the Landlord, but approximately \$10.00 of the cost is to be advanced by her in cash, and the balance is to be deducted by tenant from the monthly rental due to the Landlord. The tenant agrees to add a room to the present building 12 x 15 feet, at his own expense.

If the Tenant should fail to pay the rent or keep any of the covenants of this lease, the Landlord may re-possess without notice and the rights of the Tenant hereunder shall cease.

Witness the hands and seals of the parties this the day and year first above written.

In the presence of:  
Catherine W. Morris  
Joel D. Charles

Florrie Chiles (Seal)  
O. A. Tripp (Seal)

State of South Carolina;  
County of Greenville;

Personally appeared Catherine W. Morris who being duly sworn says that she saw the within named Mrs. Florrie Chiles and O. A. Tripp, sign, seal and deliver the foregoing written agreement, and that she with Joel D. Charles witnessed the execution thereof. Sworn to and subscribed

before me this 25<sup>th</sup> day of Nov. 1936.

Joel D. Charles (L.S.)  
Notary Public, S. C.

Catherine W. Morris

# 13389.

Recorded November 25<sup>th</sup>, 1936, at 10:20 A. M.