

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

This lease made and entered into by and between J. A. Traynham and C. B. Traynham, hereinafter referred to as the Lessors, and Webster Oil Company, Inc., hereinafter referred to as the Lessee, witnesseth:

That in and for the consideration hereinafter expressed, the Lessors do hereby let and lease unto the Lessee that certain lot of land, together with the improvements thereon, situate in the County of Greenville, State of South Carolina, at the junction of the Old Augusta Road and the White Horse Road, said lot being triangular in shape, with a frontage of approximately 200 feet on the Old Augusta Road, and approximately 200 feet on the White Horse Road, said improvements consisting of a combination filling station and store building, for a period of one year commencing June 18, 1943 and expiring June 18, 1944.

As the consideration for said premises the Lessee agrees to pay to the Lessors as rent therefor Eighty (\$80.00) dollars per month, payable in advance.

It is further understood and agreed that this lease will continue on the same basis from year to year, unless the party desiring to terminate the same shall give thirty days notice in writing of their intention to so do prior to the expiration of any one year period.

It is further understood and agreed that in the event said lease is at any time terminated as above provided by the Lessors, that in such event the Lessee herein shall have the exclusive right and privilege of supplying all petroleum products to be sold from said premises for a period of time totalling five years from and after this date.

It is understood and agreed that upon termination of this lease for any cause the Lessee herein shall have the right to remove from said premises any and all fixtures and equipment placed there by the Lessee.

It is understood and agreed that the Lessors shall keep said premises in a reasonably good state of repair and in the event improvements thereon are destroyed by fire or other casualty to such an extent as to render them unfit for the purposes herein leased, then in such event the Lessors shall have the option of terminating said lease or of restoring said buildings and improvements situate thereon, but in event they elect to restore and repair said buildings they shall do so within a reasonable time thereafter and the rent shall be abated for the period necessary to restore and repair said improvements.

It is understood and agreed that the Lessors will keep the taxes paid on said lot and buildings and in event they fail to do so the Lessee shall have the right to pay same and deduct the amount so paid from the rental hereinabove provided.

In witness whereof the parties have set their hands and seals this 18 day of June, 1943.

In presence of:

M. R. Phillips
Howie H. Glenn

J. A. Traynham (SEAL)
C. B. Traynham (SEAL)
Lessors
Webster Oil Co. Inc. (SEAL)
BY: W. M. Webster, Jr.
Pres.
Lessee

State of South Carolina,
County of Greenville.

Personally appeared before me M. R. Phillips and made oath that he saw the within named J. A. Traynham, C. B. Traynham, and W. M. Webster, Jr., sign, seal and as their act and deed, deliver the within instrument, and that he with H. H. Glenn witnessed the execution thereof.

Sworn to before me, this 7th day of Mar. A. D. 1944.

Otis Garrison (SEAL)

M. R. Phillips.

Notary Public, S. C.

Mrs. J. A. Traynham \$40 #201 Augusta Place
Mrs. C. B. Traynham \$40 Greenville, R. F. D. #4

S. C. Stamps 40¢

Recorded March 7th, 1944 at 3:56 P. M. #2361 BY:E.G.