

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE.

LEASE.

This Contract made and entered into, by and between Louie E. Smith, hereinafter referred to as the lessor and Webster Oil Company, hereinafter referred to as the lessee.

WITNESSETH:

That in and for the consideration hereinafter expressed, the lessor does hereby lease unto the lessee that certain lot of land upon which there is situate a filling station, located in the County of Greenville, State of South Carolina, in Greenville Township, at the intersection of Mills Ave. and Lynn Street, known and designated as a part of Lot #1, Block E of subdivision known as the Piedmont Corporation property, for a term of five years commencing the first day of June, 1943, and expiring on the 31st day of May, 1948.

In consideration for said premises the lessee agrees to pay to the lessor as rent therefor an amount equivalent to 1¢ per gallon on all gasoline sold at said station, with a minimum guarantee of \$50.00 per month. The amount of rent to the lessor to be computed and determined at the end of each and every consecutive month and the check therefor to be paid by the 10th day of the following month.

It is understood and agreed that the lessor reserves the right to make additional improvements in the way of buildings on said lot and to make use of same, so long as such does not interfere with lessee's use of the present building and improvements used in carrying on filling station business.

It is understood and agreed that the lessee will pay all water and light bills incurred by the filling station during the term of this lease and will keep all equipment used in connection with said station in good repair.

It is understood that the lessor will pay all taxes on the lot and station and will keep said building in suitable repair for the purpose herein leased.

In the event said station is destroyed by fire or other casualty to such an extent as to render the same unfit and unsuitable for the purpose for which the same is leased, the lessor will as soon as possible thereafter restore said building to its original condition, and the rent during said period shall be abated. Lessor is to furnish labor and Lessee to furnish paint to keep building in reasonable state of repair.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 1st day of June, 1943.

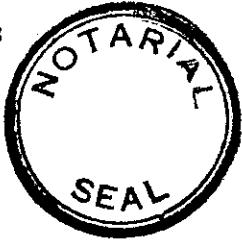
IN THE PRESENCE OF:  
H. B. Bryant  
Otis Garrison

Louie E. Smith (L.S.)  
Lessor  
Webster Oil Co. Inc.  
M. W. Webster, Jr. (L.S.)  
Lessee Pres.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared before me, H. B. Bryant who being duly sworn says that he saw the within named Louie E. Smith and the Webster Oil Company, sign seal and deliver the within written instrument and that he with, Otis Garrison witnessed the execution thereof.

Sworn to before me this  
16 day of June, 1943.  
Otis Garrison  
Not. Pub. for S. C.



H. B. Bryant.

S. C. Stamps \$1.20

Lease Recorded November 20th, 1945, at 10:50 A.M. #13621 BY:E.G.