

L-E-A-S-E

AGREEMENT dated the 15th day of March, 1946, by and between C. O. Atkins, E. C. Howard and H. C. Howard, (Lessor) and James V. Robinson, having a place of business at Greenville, S. C., (lessee).

(1) Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, ^{near} in the City of Greer, County of Greenville, State of South Carolina, described as follows: All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, situate on the North side of the east-to-west lane of the New U. S. Super-highway No. 29, about $\frac{1}{2}$ miles N. W. from Greer and being part of Lots 65 and 66 on a plat of property of W. H. Brockman Est., which plat is recorded in the R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING at an iron pin on the western edge of Smith Road and runs thence with said road N. 7.36 W. 87.9 feet to an iron pin in western edge of said road; thence N. 74.11 W. along Burgess line 233 feet to an iron pin on said Burgess line; thence S. 22.36 E. 260.7 feet to an iron pin; thence N. 67.24 E. 200 feet to the beginning corner. Bounded on the North by lands of W. W. Burgess Estate, on the East by the Smith Road, on the South by remaining portions of Lot No. 66, and on the West by the remaining portions of Lots 65 and 66.

Together with all right, title and interest of lessor in and to any and all roads, streets and ways bounding the said premises.

Together with the buildings, improvements, fixtures, equipment and facilities of the lessor now located on said premises as follows:

All such buildings, improvements, fixtures, equipment and facilities now located on the premises or hereafter placed on said premises by way of the parties hereto.

(2) - Term. TO HAVE AND TO HOLD for the term of Five (5) years, from and after the 15th day of March, Nineteen Hundred Forty Six (March 15, 1946) but subject to termination by lessee at the end of the first year or any subsequent year upon thirty (30) days' written notice from lessee to lessor.

HOWEVER, should the full consideration for this lease not be paid in full, according to the terms hereinafter set forth, said lease is to continue, at the option of said lessee, until the full amount of the consideration has been paid in full.

(3) - Rental. Lessee agrees to pay the following rent for said premises: - WHEREAS, as of even date, the Lessee has advanced unto the Lessors the sum of \$2500.00 and has taken a mortgage over the above described premises for the said \$2500.00 to secure the payment of same and it is agreed by the parties hereto that for the period of this lease, the said Lessors are to handle the gasoline products of the Lessee at the above described premises and are to pay unto the Lessee, one-fourth ($\frac{1}{4}$) cent on each gallon of gasoline sold and this said one-fourth ($\frac{1}{4}$) cent is to apply to the payment of the said \$2500.00.

and agrees that, if any installment thereof shall be due and unpaid for ten (10) days after written notice of such default has been delivered to the Lessee, at Greenville, S. C. lessor shall then have the right to terminate this lease on thirty (30) days' written notice to lessee.

Lessee, at its option, may apply at any time such rental or any installment thereof to the payment of any indebtedness due or to become due from Lessor to Lessee. Such application shall be deemed payment of such rental.

No change in ownership of the premises or assignment of the rental provided for herein, shall be binding upon lessee for any purpose until after lessee has been furnished with a

RECORDED AND INDEXED
 M.C. FOR GREENVILLE COUNTY, S.C.
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