

LEASE

This indenture made this 27th day of March, 1952 by and between Claiborne E. Porter, 41 Melville Ave., Greenville, South Carolina, first party and Greenville Petroleum Company, Greenville, South Carolina, second party.

WITNESSETH

That in consideration of the covenant and agreements of first party hereinafter set forth, said second party agrees and binds itself to lease to party of first part its' service station located on the corner of Buncombe and Whitner Streets in the City of Greenville, South Carolina for a period of one year specifically defined as from April 1, 1952 until March 31, 1953, unless paragraph one (1) (Cancelation Clause) is employed by second party.



1. Party of first part agrees and binds itself that it will peacefully vacate and surrender all buildings and property at corner Buncombe and Whitner Streets, Greenville, South Carolina to party of second part five (5) days after receipt of registered notice to vacate in event:

- (a) First party becomes in arrears in its rent. Rent not paid by the tenth (10th) of the month due (rent payable in advance as covered in paragraph two (2)) shall be considered in arrears.
- (b) First party fails to maintain a workable inventory of petroleum products.
- (c) First party fails to maintain the minimum hours of operation of station as specified in paragraph five (5).
- (d) First party violates any existing clauses of this contract.
- (e) First party at any time becomes intoxicated while on premises.

2. Party of first part agrees to pay party of second party two hundred (\$200.00) dollars per month rent for aforementioned service station. This payment to be made in advance on the first day of each month.
3. First party agrees to purchase his gasoline from second party in nine hundred eighty (980) gallons or more lots and to pay cash for it at time of delivery.
4. First party also agrees to pay cash for all petroleum products purchased from second party.
5. First party specifies that the minimum hours the station will be operated is from 7:00 A. M. until 10:00 P. M. seven days a week.
6. First party agrees to pay for all water and electricity used at service station, also all operating licenses and taxes.
7. First party relieves second party of any liability for damage of any description that may occur to vehicles or persons on the premises. Also that second party is not responsible for any losses due to leaks or mechanical failure of equipment placed on premises by second party.