

State of South Carolina.

County of Greenville.

AGREEMENT made and entered into this the first day of June 1954, by and between Mrs. Evelyne Gentry, Lessor; and Frank Hewitt, Lessee, sets forth:

1. That for and in consideration of the sum of fifteen dollars this day paid (of which receipt is hereby acknowledged), and a like rental of fifteen dollars each month hereafter during the life of this contract, the lessor rents, lets and leases to the said Lessee for a period of ten (10) years from this date the following realty:

That certain vacant lot in School District 265, Chick Springs Township, said County and State, lying on the northside of the Super dual-lane Highway #29, and between the present Pure Oil Co. lot and the Rock House now occupied by said Lessee, and fronting on said Highway fifty-two (52) feet, and running backwards northerly a uniform width to a depth of one hundred forty-five and one-half (145½) feet to the lot now known as the Tractor lot, and having a rear width of fifty-two (52) feet.

2. That said Lessee agrees to and does hereby accept the letting and leasing and renting to him of said lot: agrees to pay the said rental on the first day of each month hereafter, in advance, therefor, and at the expiration hereof to turn the said lot back over to the said Lessor, or her estate or heirs, in same condition as when received by him except as hereinafter stated.

3. That said Lessee further agrees and contracts to erect or have erected on said lot one building to be used for and in any mercantile or industrial line, except a liquor store, and always to have the same operated in a manner agreeable to law, and the premises kept in as good condition all during the life hereof as can reasonably be done; and at the expiration hereof the said building so erected by or for the said Lessee to then be and become the absolute property of the Lessor, her heirs or personal representatives.

4. Said Lessee further to be responsible for all water, light fuel and other expenses of and for the use and occupancy of the said building and premises, but the Lessor to pay all taxes thereon. Lessee to carry his own insurance on the said building and/or equipment in the same for the protection of any rentals then due or thereafter to become due for said premises, as the interest of the said Lessor or her heirs may then appear.

5. Such line of business operated or to be operated therein not to be more hazardous than a garage, and a garage is permitted to be used therein if and so long as it may be desired.

