



State of South Carolina, }  
County of Greenville.....

Furman University

..... lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto William Hoyt Seymour, lessee, the building located at corner of  
University and Cleveland Streets.

for the following use, To Use as a Service Station to handle products of Gulf Oil Corp.

the  
~~building located at corner of University and Cleveland Streets~~

for the term of three years, beginning Sept. 1, 1955

..... and the said lessee  
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of One  
hundred twenty five no/100 Dollars  
per month ~~XXXX~~ 1 1/2 cents per gallon on all gasoline sold  
through the station in excess of 10,000 gallons.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee  
only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the  
roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from  
leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor  
so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the  
unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be  
consented to by the lessor before being erected.

The rent is to be payable on month in advance on the 1st of each month beginning  
Sept 1, 1955

The lessee agrees that he will paint the station as required for satisfactory  
maintenance and that he will be responsible for minor repairs resulting from the normal  
operation of the station.

The lessee agrees that no alcoholic beverages will be sold on the said premises.

The lessee further agrees to allow 1 cent per gallon discount on all high-test gasoline bought  
from him by Furman University, 2 cents per gallon on all regular gasoline bought,  
5 cents discount per quart of oil bought, 25 cents discount on each wash job and  
each grease job.

To Have and to Hold the said premises unto the said lessee William Hoyt Seymour  
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from  
year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-  
tioned give to the other party Two months written notice previous to the time of the desired

termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one  
months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of  
glass and all other injuries done to the premises during the term, except such as are produced by natural decay, and  
agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-  
rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 23rd day of June, 1955

Witness:

Caroline Karst  
Thomas W. Crabbe

By For Furman University (SEAL)  
Julian H. Hartman (SEAL)  
W. W. Seymour (SEAL)

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