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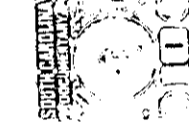
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GREENVILLE CO. S. C.

AUG 12 10 34 AM 1957

OLLIE E. WORTH
R. M. C.



STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

LEASE

THIS LEASE AGREEMENT made and entered into this 21st day of June, 1957, by and between James M. Bruce and Virginia Bruce ^{Allen} of the State and County aforesaid, hereinafter called the Landlord, and Atlas Oil Company, Inc., a South Carolina corporation, hereinafter called the Tenant,

WITNESSETH:

That for and in consideration of the mutual promises and agreements hereinafter contained, it is understood and agreed as follows:

(1) That the Landlord does hereby grant, bargain, demise and lease unto the Tenant, and the Tenant does hereby accept from the Landlord:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the easterly corner of the intersection of Hudson Street and Sycamore Street, in the City of Greenville, S. C., and being all but the rear sixty (60) feet of the lot shown on plat of the property of J. McDuffie Bruce and Virginia Bruce Allen made by Dalton & Neves, March, 1957.

TO HAVE AND TO HOLD for rental during the term of seven (7) years beginning on the 21st day of June, 1957, and ending at midnight on the 20th day of June 1964, unless sooner terminated as herein provided.

(2) Tenant agrees to pay the Landlord for and during said term One Hundred Thirteen and no/100 (\$113.00) Dollars per month, payable for the preceding month on or before the 10th day of each and every calendar month during said term. The Tenant agrees that in any month when the service station located on said premises pumps not less than 19,000 gallons of gasoline, there shall be added to that month's rent one (1) cent for each gallon in excess of 19,000 gallons so pumped, up to but not exceeding 34,000 gallons, i.e., the maximum override in rent for any month not to exceed One Hundred Fifty and no/100 (\$150.00) Dollars. The Landlord grants unto the Tenant an option to lease for an additional three (3) year period the described premises at the rental herein set forth, pro-

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See Deed Book 619 Page 344
See Deed Book 750 Page 402
For Assignment to the S.C. National Bank of Charleston, S.C. See Deed Book 750 Page 402
For Assignment to James M. Bruce See Deed Book 750 Page 402