

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GREENVILLE, S.C.

APR 8 10 13 AM 1958



Elise Ramey
And T. C. Ramey, Jr. LESSOR

To)
Greenville Petroleum Company) LEASE AGREEMENT
LESSEE)

THIS AGREEMENT, made and entered into this 3RD day of APRIL 1958, by and between Elise Ramey and T. C. Ramey, Jr., of Greenville, South Carolina, hereinafter referred to as "LESSOR", and Greenville Petroleum Company, a Corporation chartered under the laws of the State of South Carolina, hereinafter referred to as "LESSEE".

WITNESSETH:

That the Lessor, for and in consideration of the agreements and covenants hereinafter mentioned, to be performed by the Lessee, does hereby demise, lease and rent to the Lessee, its successors and assigns, for the period of time hereinafter set forth, the following described property.

That portion of the property of Elise Ramey known as tract # 2 as shown on attached plat as prepared by C. C. Jones & Associates, dated January 1, 1955, plus easment to use of existing driveways leading into tracts 1 and 3 as they exist on the date of this lease. Also the right to park directly behind station for at least forty feet and the width of the tract # 2. Should driveway approaches to station be changed or use denied to Lessee, Lessee may without notice cancel this lease.

Lessee is given right to erect a billboard and sign on tract # 1.

TOGETHER with all the rights, privileges and appurtenances thereunto belonging, to have and to hold the same for and during the period of Five years from April 1, 1958.

IT IS MUTUALLY AGREED BETWEEN LESSOR AND LESSEE AS FOLLOWS:

- 1. Lessee agrees forthwith to paint building its own color and to repair driveway at its own expense.
- 2. Lessee agrees to pay to the Lessor, as rental for said property, a sum equivalent to one-cent (1¢) per gallon on all gasoline (Regular and Imperial grades) sold to the premises by the Lessee with a minimum amount of Fifty (\$50.00) Dollars to be paid each calendar month, said rental to be calculated on the first day of each month and paid within fifteen days thereafter to T. C. Ramey, Jr., rent to begin May 1, 1958.
- 3. Lessee agrees to make any repairs of under \$100.00 which may be necessary to maintain building properly. Lessor agrees that repairs of over \$100.00 will be wholly their responsibility. (Continued on next page)