

JAN 26 3 23 PM 1959

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE OLLIE ... NORTH  
R.M.S.

THIS AGREEMENT made this 23<sup>rd</sup> of January, 1959 by and between J. W. Campbell of the County of Greenville, State aforesaid, lessor and J. McGee Horton, County of Anderson, State aforesaid, lessee, WITNESSETH:

1. For the consideration hereinafter expressed, the lessor has rented and leased, and does hereby rent, lease and demise unto the lessee, for a period of five (5) years, beginning with January 30<sup>th</sup>, 1959, and ending at noon January 30<sup>th</sup>, 1964, all that certain lot or parcel of land situated in the County Of Greenville and State aforesaid on S. C. Highway #8 with store building or service station. The lot having the following described dimensions. The building or service station is located in approximate center of triangle on south side of S. C. Highway #8. Beginning at a point in the center of Highway #8 at the intersection of the Washington Church Road, thence running along center line of Highway #8 in a Westerly direction to intersection of Highway #8 and side road, a distance of approximately 500 feet, thence running along center of side road to intersection of Washington Church Road in a Southerly direction, a distance of approximately 400 feet, thence along the Washington Church Road in an Easterly direction to the intersection of Highway #8 to the beginning point, a distance of approximately 500 feet. This description approximates a triangle.

*ok  
Grove  
Gwe.*

2. The premises hereby demised are to be used by the lessee for the operation of a service station for the sale of petroluem products of such kind as may be designated by the lessee.

3. It is mutually agreed and understood that the full consideration of this lease is the paying to the lessor by the lessee approximately \$200.00, which constitutes one half of the total amount of \$400.00 that it will take to fill in the front yard of service station. The lessee will pay the lessor this amount when the filling in of the yard has been completed. The lessee further agrees to furnish white paint or Bondex for the painting the outside of said service station or building, which amount will be approximately \$60.00. The labor for applying the paint or Bondex will be furnished by the lessor.

4. It is mutually agreed and understood, that the lessee will operate the service station on the foregoing premises by some-one mutually satisfactory to parties hereto and on a basis which shall likewise be satisfactory to said parties, and it is further agreed that the lessor shall not sell or distribute, permit the sale or distribution from the foregoing premises, during the term of this lease, any gasoline or petroleum products other than such as are purchased from the lessee.

5. It is mutually agreed and understood, that the lessor will pay from year to year all taxes assessed against said premises and any and all fire, tornado and any other liability insurance that said lessor shall desire to have.

In witness whereof, the parties hereto have signed their names and affixed their seals, in duplicate, the year and day first above written.

In the presence of:

Charles J. Timmons  
Charles Bonister

James W. Campbell  
LESSOR  
J. McGee Horton  
LESSEE