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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

LEASE FROM PETER SASSO  
TO ATLAS OIL COMPANY

Peter Sasso, Lessor, and Atlas Oil Company, Lessee,  
agree as follows:

The Lessor, in consideration of the rental hereinafter mentioned, has granted, bargained and released and by these presents do grant, bargain and release unto Atlas Oil Company the Lessor's lot of land <sup>110 feet frontage and 85 feet in depth</sup> on the corner of West Washington and Echols Streets, Greenville, South Carolina, for use as a filling station for the term of ten years and the Lessee, in consideration of the use of said premises for said term promises to pay the Lessor the sum of Two Hundred and No/10 0 (\$200.00) Dollars a month in advance, said rental to commence when the filling station has been built and is ready for occupancy, it being understood and agreed that such construction shall begin promptly and be carried through with reasonable dispatch and it being further understood and agreed that the ten-year period is to begin the day the station commences business.

It is understood and agreed that the Lessor is to build the improvements and erect the filling station structures and betterments according to the plan appearing on Exhibit A hereto attached, it being agreed that said plan is suggestive and not inflexible and that the buildings and betterments are to be fitted into the lot space in a reasonable manner. The Lessor agrees to invest up to Four Thousand and No/100 (\$4,000.00) Dollars, in the structures, any additional building expense to be borne by Lessee.

The Lessor agrees to repair and maintain the property.  
TO HAVE AND TO HOLD said premises unto the Lessee, its successors and assigns, for said term.

The destruction of the premises by fire or other casualty shall not terminate the lease and the Lessor may rebuild, rent to be fairly apportioned according as destruction is entire or partial during the rebuilding.

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