

PURCHASE AND LEASE AGREEMENT
September 20, 1973

STATE OF SOUTH CAROLINA
County of GREENVILLE

Route 2, Landrum, S. C.

I, G. Harold Smith lessor in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto Charles J. Mason lessee for the following use of the property located about 1 1/2 miles North of Greer on the East side of Hwy. 114 and the West side of Holly Springs Road with lot and building thereon, to be used as a service station and general merchandise for the term of 5 years with the option of 5 extended years beginning October 1, 1973, and the said lessee in the consideration of the use of the said premises for the said term, promises to pay the lessor the sum of \$50.00, and the following:

- (1) 1¢ per gallon of gas to be applied to rent.
- (2) 1¢ per gallon of gas to be applied to the purchase of the stock in the amount of \$5,000.00. If the lessee decide to leave or discontinue operation the only obligation to the lessor would be to pay the unpaid balance of \$5,000.00 with no interest applied.
- (3) 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 full 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. The lessee agrees to repair any damage that might occur other than weather, wear and depreciation.
- (4) Lessee shall be liable for all liabilities that might occur on the premises.
- (5) Gas receipts to be used as book balance.

Witness: G. Harold Smith - Lessee
 Witness: Charles J. Mason - Lessor
 Notary Public for South Carolina
 My commission expires on 3-17-80

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) PROBATE

PERSONALLY appeared the undersigned witness and made oath that (s)he saw the within named sign, seal and as his act and deed deliver the within written Purchase and Lease Agreement and she (he) with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 17th day of February, 1977.
Charles C. Wolfe Notary Public for S. C.
 My Commission expires: 3-17-80
G. Harold Smith

6
4
0
8
4
2