

Lessor of the possession of said premises.

(9) Lessee shall have the right and privilege of erecting, placing, maintaining, and operating on said premises pumps, tanks, containers, piping, appliances, and equipment of whatever kind, in addition to those to be furnished by Lessor as hereinafter provided, that it may require or desire to use in the conduct of its said business; and also such signs and advertising devices on said premises and adjacent thoroughfares as may be permitted by municipal authority. Lessee shall have the right to make proper connections with any and all water, gas and sewer lines and pipes on the demised premises, and may continue the use and service thereof during the term of this lease, paying its own proper water and gas charges.

(10) All notices herein provided for shall be in writing and may be given as provided by the statutes of the State of South Carolina, or in the following manner: Notice may be given Lessee by depositing same in the United States Registered mail, postage prepaid, in an envelope addressed to Lessee at 123 Walton Street, Atlanta, Georgia. Notice may be given Lessor by depositing same in the United States Registered mail, postage prepaid, in an envelope addressed to Lessor and directed to Lessor at 1020 E. North Street, Greenville, South Carolina, or delivered to Lessor in person.

(11) Lessee shall be liable for and agrees to pay during the term of this lease, all license fees and occupation taxes covering the conduct of its business, and all water, gas, and electric light charges for water, gas and electric current consumed by it.

(12) In the event said station, improvements and equipment shall be totally destroyed by fire or action of the elements, or, due to such causes, shall be rendered unsafe and unfit for the transaction of business, Lessor shall have sixty (60) days to rebuild the same and put such station, improvements and equipment in proper condition for the transaction of business, and upon failure or refusal so to do, Lessee shall have the right to cancel this lease; it being understood that the payment of rentals hereunder shall be abated during such time as the conduct of business by Lessee is suspended for the reasons specified in this paragraph.

(13) On the termination of this lease by lapse of time or otherwise, Lessee may, at its option and at its own expense, remove from the demised premises any and all pumps, tanks, sign boards, equipment, appliances and other property placed by it thereon.

(14) In consideration of the premises, Lessor hereby gives and grants to Lessee, the exclusive option and privilege of extending and renewing this lease for a further term of five (5) years, commencing on the first day of April, 1932, and expiring on the 31st day of March, 1937, at a rental of One Hundred Fifty & 00/100 (\$150.00) Dollars per month; said option to be exercised not later than January 1, 1932. If said option is exercised all of the terms and conditions of this lease shall apply to the renewal term, and it shall not be necessary to execute a new lease for said term.

(15) Notwithstanding any and all of the above, it is understood and agreed by and between the parties hereto that this lease is to become effective and binding upon Lessee only upon Lessee only upon Lessor furnishing, at her own expense, to Lessee, for examination, an abstract of title, certified down to the date hereof, showing such title in Lessor as will authorize her to make and enter into this lease and to collect all rents and payments hereunder, free and clear of all liens and demands against Lessee made by any person or persons whatsoever, except a mortgage of Thirty-five Hundred and 00/100 (\$3500.00) Dollars to the Piedmont Savings and Trust Company of Greenville, South Carolina. In the event Lessor shall fail or refuse to furnish such proof of title, and Lessee shall not elect to waive same, this lease, at the option of Lessee shall become absolutely null and void.

(16) This agreement and all the covenants, obligations and conditions thereof shall inure to the benefit of and be binding upon the heirs, personal representatives and assigns of Lessor and the successors and assigns of Lessee.

(17) IN WITNESS WHEREOF, Lessor has hereunto set her hand and affixed her seal, and Lessee has caused these presents to be executed in its behalf by its Vice-President, thereunto duly authorized, and its corporate seal to be affixed, duly attested by its Assistant Secretary, the day and the year first above written. Signed and sealed in the presence of:

James H. Price

E. Schwartz

ATTEST:

J. R. Murray

Assistant Secretary

ALICE EUGENIA FREEMAN (SEAL)

LESSOR

Sinclair Refining Company.

BY J. W. Carnes  
Vice President, Lessee.



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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE SS.

Personally appeared before me, S. Schwartz and made oath that he saw the within named ALICE EUGENIA FREEMAN sign, seal, and as her act and deed, deliver, the within written instrument for the uses and purposes therein mentioned, and that he, with JAMES H. PRICE IN THE presence of each other, witnessed the due execution thereof.

S. Schwartz

sworn to before me this 1 day  
of April, A. D., 1927.

James H. Price  
Notary Public,  
My commission expires:



Greenville, South Carolina,

April 15th, 1927.

Sinclair Refining Company,  
123 Walton Street,  
Atlanta, Georgia.

Gentlemen:

The Piedmont Savings & Trust Company holds a mortgage of \$3500.00 on the property described in the within lease which you propose to lease for a term of five years from Alice Eugenia Freeman.

We hereby consent to Mrs. Freeman making this lease agreement with you subject of course, to the lien of our mortgage. Should Mrs. Freeman default in the payment of said mortgage or any interest due thereon. We agree to give you notice of such default, and to give you an opportunity to protect your leasehold interest, and should we institute foreclosure proceedings, we agree to recognize the unexpired term of your lease with Mrs. Freeman in the event that we purchase this property at the foreclosure sale.

As stated herein, this agreement with you in no wise effects or impairs the lien of our mortgage on this property.

Very truly yours,

PIEDMONT SAVINGS & TRUST CO.,

BY F. F. Beattie  
President.

S.C. STAMPS \$2.40

Recorded this 27th day of January 1930 at 1:40 o'clock P. M.

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