

State of South Carolina  
County of Greenville

Ethland F. Cunningham, lessor, in consideration of the rental hereinafter mentioned, has granted, bargained, and released, and by these presents do grant, bargain, and lease to James Coleman, lessee, all of that certain, piece, parcel and lot of land in the Buncombe Road, approximately one mile from the City limits of the City of Greenville, County of Greenville, State of South Carolina, described as follows:

Beginning at an iron pin at the joint corner of property of A. B. Harris and Ethland F. Cunningham, and running along with the Buncombe Road in a southerly direction 38 feet; thence in an easterly direction 82 feet; thence in a northerly direction 38 feet; thence in a westerly direction 82 feet to the beginning point, this lot of land being now occupied by a filling station and gagage selling Standard Oil products, the filling station being operated by one Jack Gray:

for the term of one year, beginning the 1st day of March, 1930 and ending the 1st day of March 1931. The lessee, in consideration of the use of said premises for said term, promises to pay to the lessor the sum of Thirty (\$30.00) Dollars per month, payable on the 1st day of each month.

To have and to hold the said premises unto the said lessee, James Coleman, his executors, administrators and assigns, for the said term.

It is agreed by the parties hereto that the lessee shall have the option to renew

this lease for a second year at the same rental and at the expiration of the second year, shall have the option of renewing said Lease for two additional years at the rental of Thirty-five (\$35.00) Dollars per month.

The destruction of the premises by fire or other casualty shall terminate this lease. The lessee agrees to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and unavoidable accidents. The lessee shall have the right to make any improvements or alterations in the premises necessary to carry on his business, without the written consent of the lessor.

Witness our hands and seals this 7 day of February, 1930.

Witnesses:

Geo. E. Williams  
W. E. Brock.

Mrs. Ethland F. Cunningham (Seal)  
James Coleman (Seal)

State of South Carolina  
County of Greenville

Personally comes Geo. E. Williams, and makes oath that he saw the within named Ethland F. Cunningham and James Coleman, sign and seal the within written instrument and that he with W. E. Brock witnessed the execution thereof.

Sworn to before me this 7th day of February 1930

J. L. Garrett (L.S.)  
Notary Public for S. C.

Geo. E. Williams

S. C. Stamps \$0.16

Recorded this the 28th day of February 1930 at 10:00 A. M.

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