

Lease Agreement

State of South Carolina
County of Greenville

This Memorandum of Agreement made and entered into at Greenville, S.C. this 1st day of November 1929, by and between J. W. Massey, who are Lessee, and Payne Oil Company, Lessee. Witnesses:

That in and for the consideration hereinafter expressed the lessor do hereby bargain, lease and let unto the Lessee a certain lot of land situated in Greenville County, South Carolina on the South Side of Anderson Road and having a frontage of 42 feet on said Anderson Road and having a frontage of 18 feet on Anderson Road and running back to a depth of 33 feet, for a period of five years from this date. For the use and occupancy of the above described property, the Lessee agrees to pay, and the Lessors agree to accept, the sum of Twenty (\$20.00) Dollars per month, during the life of this lease, to be paid on the last day of each and every consecutive month during the period aforesaid.

It is understood and agreed that the Lessee is to keep the premises in a reasonable state of repair during the entire term of this lease; such repairs to be only such as are occasioned by the neglect or acts of the Lessee or those under his control and supervision; the Lessor, however, is to make such repairs as may be occasioned by acts beyond the control of the Lessee.

It is further understood and agreed that the Lessee herein shall not sublet or sub-rent the aforesaid premises without the written permission of the Lessor.

It is further understood and agreed that the existence of this contract shall not prevent the sale of said property, provided that the sale of said property shall not interfere with the carrying out of the terms of said lease.

If the buildings located on the premises as aforesaid, or any portion thereof, should be destroyed as to render them unfit for use and occupancy, for the purpose of service thereon, then upon this lease may terminate at the option of either party, hereof.

In witness whereof the parties hereto set their hands and seals this the 1st day of November 1929.

Signed, sealed and delivered in the presence of:
W. B. Bridges
H. L. Springfield

J. W. Massey (Seal)
Lessee
Payne Oil Co., Inc. (Seal)
Lessee
By: W. E. Payne, Pres.

State of South Carolina
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Personally appeared before me, W. B. Bridges who, on oath, says he saw the within named J. W. Massey and Payne Oil Company, by W. E. Payne, President, sign, seal and as their act and deed, deliver the within written agreement for the uses and purposes herein mentioned, and that he with H. L. Springfield witnessed the execution thereof.

Subscribed and subscribed before me this 1st day of November 1929.
W. B. Bridges
H. L. Springfield (Seal)
Notary Public for S.C.

Recorded Feb. 6, 1932 at 12:50 P.M.