

The State of South Carolina,  
County of Greenville.

309

This Agreement made and entered into this the 6th day of March, 1934, by and between Mrs. J. O. Raines, hereinafter called the lessor, and H. E. Goodman, hereinafter called the lessee, witnesseth.

1. The lessor agrees to lease unto the lessee the premises located on the Buncombe Road, five miles from the City of Greenville, S. C., known as "The Pines", and also the premises known as "the farm," under the following conditions:

1. The lessor hereby agrees to lease unto the above named lessee, the above described premises at a rental of \$30.00 per month for the remaining months of this year, beginning May 1, 1934, and running through December 31, 1934, at the expiration of this year, 1934, and beginning the 1st day of January, 1935, said rental is to increase to \$35.00 per month and to remain at said figure for the said year of 1935, 1936 and 1937; at the expiration of the foregoing years, the rental is to be \$45.00 per month for the next two years, to-wit: 1938 and 1939.

2. At the expiration of the above stated time, the lessor hereby agrees to give to the lessee an option on the above described premises for the next succeeding five (5) years, the rent for said premises to be fixed at Seventy (\$70.00) Dollars per month for said period of time.

3. It is further agreed that the lessee is to improve the premises, at his own expense; said improvements to be permanent. The lessee is hereby given the right to renovate the present filling station on said premises, erect a barbecue stand, and such

(OVER)