

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE JUN 29 12:00 PM 1948
A GREENVILLE
OLIE FARNSWORTH

This lease agreement made and entered into this the 27th day of May A. D. 1948 by and between B. Jack Foster, hereinafter called the Lessor and C. F. McCullough, hereinafter called the Lessee,

WITNESSETH

1. That the Lessor does hereby let and lease to the Lessee, and the Lessee does hereby rent from the Lessor the below described properties on the following terms, to-wit:

- a. For a period of five years beginning with May 15, 1948 and ending at twelve o'clock midnight, May 14, 1953.
- b. At the monthly rental of \$92.00 per month payable by the Lessee to the Lessor at the end of each and every month.

2. The property covered by this lease is described as follows:

"All those pieces, parcels, or lots of land in the City of Greenville on the southwest side of the Stone Avenue Bypass, which by-pass leads from E. North Street to Stone Avenue, and being known and designated as Lots Nos. 1, 2, 3, and 4 of Block 3, as shown on Plat of Property of the City of Greenville, S. C., recorded in Plat Book 8, Page 9, R. M. C. Office for Greenville County, S. C., and having the following notes and bounds:

Beginning at an iron pin on the southeast corner of the intersection of East Avenue and said Stone Avenue Bypass and running thence with said by-pass, N. 41-07 W. 122.3 feet to an iron pin corner of Lot No. 3; thence with line of said lot, S. 48-53 W. 50 feet to an iron pin corner of Lots Nos. 4 and 5 on E. Park Avenue; thence with said avenue, S. 49-14 E. 9.2 feet to an iron pin; thence still with said avenue, S. 40-15 E. 94 feet to an iron pin in East Avenue; thence with said avenue, N. 70-39 E. feet to the beginning.
E. 34.1

The above being part of the property conveyed to the Lessor by the City of Greenville, S. C. recorded in Deed Book 327, page 487, R. M. C. Office for Greenville County."

There is situated on the above described land a one-story concrete block and brick gasoline service station.

3. The Lessor is to keep all state, county and city taxes and assessments paid and is to keep the building and plumbing fixtures in proper repair.

The Lessee is to pay all light and water bills and maintain such fixtures and equipment as he may place on the property, and the Lessee shall have the right to remove any furniture, fixtures, and equipment placed on the property in connection with the business operations thereon, and in doing so, as nearly as it is practical to do so, restore the building to the condition prevailing at the time of such removal.

4. The Lessee shall have the right to sub-lease the above leasehold premises or any portion thereof. Should the premises be destroyed by fire or other casualty to the extent of becoming unfit

