

State of South Carolina }
County of GREENVILLE } 107 12 111

I, H. Y. KERNS lessor
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,
bargain, and lease unto PERRY WOODS, Jr. lessee

for the following use, viz.: a filling station and all things generally used in the
operation of a service station the
property located at 107 Piedmont Highway, Greenville S. C.
for the term of two years commencing January 1st, 1955

and the said lessee
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of
Thirty-Five and No/100 - - - - - Dollars

per month payable on the 1st day of each month with the right
to renew this Lease for an additional two years commencing Jan. 1, 1957 if
Lessee so desires at a rental of \$40.00 per month

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee
only require of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the
roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from
leaks should any occur. Use of premises for any business other than herein called for shall cancel this lease if the lessor
so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the
unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be
consented to by the lessor before being erected.

It is agreed that the boundaries and premises so leased with the presently
constituted driveways and the buildings now in use as a service station
represents the property so leased.

To Have and to Hold the said premises unto the said lessee Perry Woods, Jr.
executors or administrators for the said term. It is agreed by the parties hereto that this lease shall continue from
year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above men-

tioned give to the other party One (1) months written notice previous to the time of the desired
termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or One (1)
months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree 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
agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-
rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 27th day of December 19 54

Witness: H. E. Vandiver (SEAL)
J. M. Saldana (SEAL)
Perry Woods, Jr. (SEAL)
H. Y. Kerns (SEAL)

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(SEAL)