

State of South Carolina,  
County of Greenville.

Lease Agreement, and Option.

This agreement entered into on this the 9th day of July, 1934, between C. L. King, hereinafter called the party of the first part and J. F. Greek, hereinafter known as the party of the second part, witnesseth:

The party of the first part hereby leases unto the party of the second part the following described land and premises; one lot eighty by two hundred feet located on the North side of the National Highway, about one mile and a half West of the Town of Greer, S. C., in said County and in Chick Springs township, and being known as lot number three of King's Filling Station Development, said lot having a frontage on said road of eight feet, two hundred feet deep on each side and eighty feet wide at back, said lot having a new store and filling station building thereon, said lot being bounded by lands of C. L. King and the said National Highway.

To Have and to hold for a period of five years from date at the monthly rental at the rate of Ten (\$10.00) dollars per month for the first two years from the date of these presents and then for the next three years at a monthly rental of Fifteen (\$15.00) Dollars per month, payable on the 10th day of each successive month.

It is agreed that the party of the second part shall pay the monthly rental in the manner herein provided and will surrender the premises at the expiration hereof in as good condition as when received, reasonable wear and tear excepted.

It is further agreed that the party of the second part shall not sub-let the within described premises without the written consent of the party of the first part.

It is further agreed between the parties hereto that at and after the expiration of two years from the date of these presents that the party of the second party shall have the option and right to purchase above described lot of land for the purchase price of Six Hundred (\$600.00) Dollars to be paid in cash, and in such event the party of the first part or his Administrator or Executor is to make and deliver unto said party of the second part a good fee simple and warranty deed to said lot of land.

That we hereby bind ourselves, our heirs, assigns and administrators and Executors by the terms of this agreement.

Witness our hands and seals this the day, month and year above written.

Witnesses: J. W. Smith  
Marvin R. Reese.

C. L. King, L. S.  
Party of the First Part.

J. F. Greek, L. S.  
Party of the Second part.

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Personally appeared one J. W. Smith who first being duly sworn, says that he saw the within named C. L. King and J. F. Greek sign, seal and deliver the within written lease and option, that he with Marvin R. Reese, witnessed the execution thereof, and that deponent is not a party to this transaction. July 9th, 1934.

Sworn and subscribed to before me this J. W. Smith  
Marvin R. Reese, (L. S.)

Magistrate.

S. C. Stamps \$0.32

Recorded this the 9th day of October, 1934, at 10:50 A. M.