

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

AGREEMENT

THIS AGREEMENT made and entered into this 10th day of July, 1946 by and between Thomas Hill McGee, Irene Vaughn, Lou May Gilstrap and John Richard Vaughn, hereinafter known as the parties of the first part and Arthur E. Green, hereinafter known as the party of the second part, WITNESSETH:-

WHEREAS, on the 1st day of March, 1946, the parties of the first part entered into a lease with the Mutual Petroleum Company, which lease was subsequently assigned to James V. Robinson, same being recorded in the R. M. C. Office for Greenville County, S.C. in Deed Book 289 at page 240. According to the terms of said lease, the parties of the first part did lease all of that piece, parcel or lot of land having a one-hundred (100) foot frontage and a depth of three hundred thirty (330) feet with the following metes and bounds: On the East side by Main St., on the West side by the C & W C Railroad, and on the South side by Fairview St. and on the North side by C. J. Jones.

WHEREAS, the parties of the first part leased said premises for a period of ten (10) years with the privilege of the lessee or their assigns to erect thereon a filling station building at a cost not to exceed Ten Thousand (\$10,000.00) Dollars.

WHEREAS, on the 10th day of July, 1946 the said James V. Robinson released said premises to Arthur E. Green, the second party hereof.

It is agreed by the parties hereto that the said Arthur E. Green may erect whatever buildings he may see fit upon the above described premises for the period of this lease so long as such buildings, or the business carried on in such buildings, do not constitute a nuisance.

It is further agreed by the parties of the first part that the party of the second part may, in his discretion and at his own expense, erect, maintain, remodel and change any and all buildings erected on said premises during the period of this lease but at the expiration of the original lease, all buildings upon said premises shall revert to the parties of the first part or their heirs and assigns.

It is understood between the parties hereto that this agreement is to become effective upon the approval and acceptance of James V. Robinson, the assignee of the above described lease between the parties of the first part hereto and the Mutual Petroleum Company.

WITNESSES:

Eliz. K. Westmoreland  
Charles T. Bell  
V. M. Babb, Jr.  
Charles T. Bell

Thomas Hill McGee (L.S.)  
Irene Vaughn (L.S.)  
Lou May Gilstrap (L.S.)  
John Richard Vaughn (L.S.)

Parties of the First Part.

WITNESSES AS TO ARTHUR E. GREEN:

H. L. Hingson  
Christine Brissey

Arthur E. Green (LS)  
Party of the Second Part.

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PERSONALLY appeared before me C. T. Bell and made oath that he saw the within named Thomas Hill McGee, Irene Vaughn & Lou May Gilstrap sign, seal and as their act and deeds, deliver the within written instrument and that he with Eliz. K. Westmoreland witnessed the execution thereof.

Charles T. Bell

Sworn to before me this 23rd day of July, 1946.

V. M. Babb, Jr. (L.S.)