

State of South Carolina

MAY 19 10 12 AM 1956

County of GREENVILLE

OLLIE FARNSWORTH  
R.M.C.

JAMES R. BREZEALE and MARY BREAZEALE

lessor  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant,  
bargain, and lease unto Palmetto Butane Gas Company, Inc., a Corporation

lessee

for the following use, viz.: for the operation of a retail liquefied gas business  
the premises located on the East side U. S. Highway No. 29, which premises are ~~xxx~~  
more particularly described in deeds recorded in the R. M. C. Office for Greenville County,  
S. C., in Vol. 285, P. 135; Vol. 264, P. 316, less strip conveyed for drive.  
for the term of Five (5) years from date with an option to be exercised within 90 days of  
the expiration date, in writing to renew said lease for additional five year terms,  
totaling 25 years in all

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

TWO HUNDRED FIFTY And No/100 (\$250.00) Dollars

per month payable in advance on the first day of each 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 and understood that the premises herein described, and occupied by the  
Palmetto Butane Gas Company is furnished with two (2) safes, three (3) metal filing  
cabinets; one (1) wooden desk; two (2) metal desks; one (1) Royal typewriter; one (1)  
adding machine; one (1) two door metal storage cabinet; one (1) swivel chair, and  
three (3) straight chairs.

It is further agreed and understood that the bulk tanks on the premises, and any  
such tanks added are not part of the realty, but are the personal property of the  
Corporation.

Successors To Have and to Hold the said premises unto the said lessee Palmetto Butane Gas Company, Inc., its  
and ~~XXXXXXXXXXXXXXXXXXXX~~ 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-  
assigns

tioned give to the other party ~~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~~  
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.

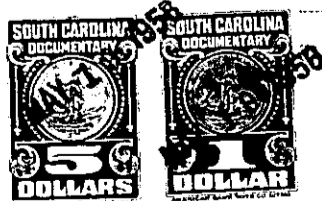
The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 15th day of May, 19 56.

Witness:

*Julius B. Carlan*  
*Frank B. Carpenter*

*James R. Breazeale* (SEAL)  
James R. Breazeale (SEAL)  
*Mary Breazeale* (SEAL)  
Mary Breazeale, Lessors (SEAL)  
PALMETTO BUTANE GAS CO., INC. (SEAL)  
BY: *Keyward A. Hawkins* (SEAL)  
BY: *Carolyn A. Hawkins* (SEAL)  
Lessee



( Over )

For Agreement See Book 592 Page 308