

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

L E A S E.

S. T. Lineberger, lessor, in consideration of the rental hereinafter mentioned has granted, bargained, and released, and by these presents does grant, bargain, and lease unto C. A. Joiner, lessee, Lot No. 1, Block A, Park Place, according to a plat thereof recorded in the R. M. C. 's office for Greenville County in Plat Book A, page 119. Said property is located at the intersection of what is known as the Old Camp Road with the new Buncombe Road, together with all improvements thereon, for a term of one (1) year commencing November 1, 1937, and terminating October 31, 1938, and the lessee, in consideration of the use of said premises for said term, promises to pay said lessor the sum of Sixty and no/100 Dollars (\$60.00) per month, the first payment on November 15, 1937, and Sixty and no/100 Dollars (\$60.00) on the fifteenth of each and every month thereafter during the term of this lease.

The lessee is given the privilege to renew this lease from year to year for a period of five (5) years from November 1, 1937, upon thirty (30) days' written notice to the lessor before the expiration of each year, at a monthly rental of One Hundred and no/100 Dollars (\$100.00), to be paid on the fifteenth of each month, as hereinabove provided, with the privilege of purchasing said property with all improvements thereon, for the sum of Eighteen Thousand and no/100 Dollars (\$18,000.00) at any time during the term of said lease and option and, at any time said property is purchased, the rent shall cease.

The lessee hereby agrees to take the building just as it stands, with the equipment now located on said property, and used in operating a filling station, 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.

The lessee shall have the privilege of removing any of the buildings on the property with the exception of the filling station itself, and using the materials for such purposes as might be desired, and the lessee is to build any improvements, erect any signs, or make any changes that he deems advisable in operating and conducting his business.

It is specifically understood and agreed that any improvements placed on said property by lessee shall belong to the lessor at the expiration of this lease. It is understood, however, that in the event any pumps or other equipment is bought under a retention title contract or other installment plan, that if the lessor desires to continue the payments and relieve the lessee from further liability, he shall be permitted to keep said equipment or improvements.

It is understood that the lessee shall have the privilege of sub-leasing any portion or all of said property without the consent of the lessor, so long as the rent is paid in accordance with this lease.

It is further understood and agreed that at any time the lessee shall be two (2) months in arrear of rent, this lease shall terminate, at the option of the lessor.

It is understood and agreed that the possession of the said property shall be given to the lessee immediately, for the purpose of repairing and putting it in proper order to conduct lessee's business.

To Have and to hold said premises unto said lessee, his executors or administrators for the said term.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 20 day of October, 1937.

Witness:

Omega Langston
J. LaRue Hinson.

S. T. Lineberger (SEAL)
C. A. Joiner, (SEAL)

State of South Carolina,
County of Greenville.

Personally appeared before me Omega Langston, and made oath that she saw the within named S. T. Lineberger and C. A. Joiner, sign, seal, and, as their act and deed, deliver the within written instrument for the uses and purposes herein mentioned, and that she with J. LaRue Hinson, witnessed the execution thereof.

Sworn to before me this 20th day of October, 1937

J. LaRue Hinson (L. S.)

Omega Langston

Notary Public for South Carolina.

S. C. Stamps \$0.32

Recorded this the 1st day of December, 1937 at 4:15 P. M. #14394 BY:E.G.