



FILED
GREENVILLE, S. C.

APR 7 3 32 PM 1952

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

WILLIE FARRINGTON
R.M.D.

THIS AGREEMENT made this twenty first day of March, 1952 by and between Mr. A. L. Meares, Pelzer, S. C., herein designated lessor, and J. McGee Horton, Belton, S. C., herein designated lessee, WITNESSETH:

1. For the consideration hereinafter expressed, the lessor has rented and leased, and does hereby rent, lease and demise unto the lessee, for a period of five (5) years, from the date hereof, beginning with March 21, 1952 and ending at noon on March 21, 1957, the following premises, to be used for the sole purpose of the sale of such petroleum products as may from time to time be designated by the said lessee, namely:

All that certain lot of land and frame building, situated in the County of Greenville, State of South Carolina, containing one half acres, more or less and described as follows: Lot and Building located on the north side of the intersection of the county road known as the old Georgia Road and the Piedmont Road, beginning at the center line point of the intersection of the old Georgia Road and the Piedmont Road, thence running in a westerly direction along center line of the old Georgia Road 200 feet to a point, thence running in a northerly direction approximately 200 feet to a point, thence running in an easterly direction approximately 200 feet to the center line point in the Piedmont Road, thence running along the center of Piedmont Road to point of intersection with the old Georgia Road, this being the beginning point.

2. The premises hereby demised are to be used by the lessee for the operation of a filling station for the sale and distribution of petroleum products of such kind as may be designated by lessee.

3. It is mutually agreed and understood that the full consideration in this lease is the furnishing of sufficient paint to paint this frame building at an estimated cost of \$50.00, plus the furnishing of gravel for driveway in an amount not to exceed \$50.00, a total of \$100.00.

4. It is mutually agreed, that the lessee will operate the filling station on the foregoing premises by someone mutually satisfactory to the parties hereto and on a basis which shall likewise be satisfactory to said parties, and it is further agreed, that the lessor shall not sell or distribute, permit the sale or distribution from the foregoing premises, during the term of this lease, any gasoline or other petroleum products other than such as are purchased from the lessee.

5. It is mutually agreed and understood, that the lessor, or any other person who shall be engaged to operate the filling station, shall sell therefrom such petroleum products only as shall be designated by the lessee.

6. It is mutually agreed and understood, that the lessor will pay from year to year all taxes assessed against said premises and any and all fire and tornado insurance that said lessor shall desire to have.

In witness whereof, the parties have signed their names and affixed their seals, in duplicate, the year and day first above written.

In the presence of:

J. E. Ector
J. E. Ector

A. L. Meares
LESSOR
J. McGee Horton
LESSEE