

L E A S E

This lease made as of the ____ day of July, A. D. 1952, by and between THE GREENVILLE PETROLEUM COMPANY, a SOUTH CAROLINA Corporation, hereinafter called "LESSOR" and LINDELL A. BELL, R. F. D. 43, WILKINS REST, SOUTH CAROLINA and HENRY A. WALK, FARIETTA, SOUTH CAROLINA, County of GREENVILLE, State of SOUTH CAROLINA, hereinafter called "LESSEE".

WITNESSETH:

1 - LESSOR hereby leases unto LESSEE for a term of one (1) year beginning on the First day of August, 1952, and ending on the 31st day of July, 1953 a parcel of land at Washington and Academy Streets in Greenville, County of Greenville, State of South Carolina, more particularly described as follows:

Lot at the intersection of Washington and Academy Streets bounded by the Double Cola Bottling Company and a parking lot in the City of Greenville, South Carolina, previously known as Johnson's Auto Service.

Together with all the buildings, improvements and appurtenances, all hereinafter called "leased premises," and together with all LESSEE'S equipment and apparatus installed or to be installed thereon and used in connection with the gasoline service station business conducted on said leased premises.

2 - LESSEE shall pay LESSOR rental at the rate of \$125.00 per month payable in advance and due on the first day of each month.

3 - LESSEE shall pay all charges for telephone, sewerage, water, gas, and electricity consumed or used by LESSEE, and all expense of heating, and also shall pay all privilege, license and other municipal charges levied against LESSEE, the said equipment and apparatus or against the leased premises by reason of the conduct of LESSEE'S business thereon.

4 - LESSOR shall pay all other taxes, assessments and governmental or municipal charges levied or assessed upon the leased premises.

5 - LESSEE shall make all repairs to equipment and apparatus installed by him at leased premises and shall keep the same in an orderly, safe and operating condition.

LESSOR shall maintain leased premises and make any replacements or repairs deemed necessary to buildings and/or other improvements.

