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LEASE
OLLIE F. WORTH

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THIS LEASE CONTRACT made and entered into on this 19th day of April, 1960,
by and between K. S. CONRAD
of 11 Whittsett Street, Greenville, South Carolina
(Give Address)
herein called "LESSOR," and SPUR REALTY COMPANY OF S. C., a corporation organized under the
laws of the State of South Carolina with its principal office in Nashville, Tennessee, hereinafter called "LESSEE,"

WITNESSETH:

1. That the Lessor, in consideration of the rents hereinafter reserved and agreed to be paid, and the covenants, agreements and stipulations hereinafter set out to be performed by the Lessee does by these premises, demise, let, and lease unto the Lessee the following described premises situated in the County of Greenville State of South Carolina:

Two adjoining lots on South Main Street in the City of Greenville having approximately seventy-three (73) feet of frontage on South Main Street and approximately one hundred twenty-five (125) feet of depth to and including the C. and W. C. Railway right-of-way including all traffic rights. Said property leased beginning at iron pin on the East side South Main Street on the corner of an eight (8) foot walkway being on the South side of said walkway.

Said property designated as No. 619 South Main Street; and being adjoined on both eastern and western bounds by property of Lessee.



TO HAVE AND TO HOLD, the said demised premises, together with all the improvements thereon, unto the said LESSEE for the term of 5 years, beginning on the 1st day of September, 1960, and ending on the 31st day of August, 1965, upon all the terms and conditions, and subject to the covenants, agreements and privileges herein set forth and subject to renewal as herein provided.

2. Lessor hereby covenants that he is (~~and~~ the sole owner and is (are) lawfully seized and in possession of the premises above described, and that same is free and clear of all encumbrances except as hereinafter stated; and that same is free of any restriction as to use; and covenants that he will put and keep the Lessee in peaceful possession thereof during the terms of this lease subject to the conditions herein set forth, and the Lessee shall have the peaceful and uninterrupted possession thereof for the uses and purposes herein contemplated to the end of the term, and of any extensions thereof, and so long as it keeps, complies with, and performs the covenants of this lease.

3. The rental hereby reserved and which the Lessee hereby covenants and agrees to pay as rent for the use of said premises during the term of this lease is as follows:

Lessee agrees to pay to Lessor the sum of One Hundred and Fifty Dollars - - - (\$150.00) DOLLARS for each month during the term of this lease, payable in advance on the first day of each and every month, beginning on the 1st day of September, 1960.

4. LESSEE shall have the right to use or permit the use of said premises for all lawful purposes. It is the immediate intention of LESSEE to use the property for a service and distributing station for the sale and distribution of gasoline, oil, other petroleum products, automobile accessories, and related lines, but such purpose of LESSEE shall not be construed to limit in any way the rights herein conferred to use said premises for all lawful purposes. LESSEE is given the right to move, alter or modify any portion of the premises, including ~~buildings~~, tanks, drive-ways, grades and curbing; to remodel or entirely remove existing buildings or structures; to place on and under the leased premises such buildings, tanks, pipe lines and other equipment and material as may be suitable or necessary; and shall likewise have the right on the termination of this lease or of any renewal or extension thereof, whether by expiration, forfeiture or otherwise, and provided that LESSEE has complied with and performed its obligations hereunder, to remove from the premises any such buildings, tanks, pipe lines and other equipment, or trade fixtures placed on the premises for any purposes by the LESSEE.

5. ~~LESSEE~~ LESSEE agrees to pay all taxes, general and special that may be levied or assessed against said premises. In the event of failure on the part of LESSEE to pay any such taxes and charges when due and payable, LESSEE shall have and in such event the right to pay and charge the same to LESSOR, and LESSEE may withhold all rentals or other payments until it shall have been reimbursed for any such taxes and charges, together with the interest