

Lease

This indenture made this 1st day of August 1935, by and between Mrs. Fannie E. Goddett of, first party, and Greenville Petroleum Co. Inc. second party,

Witnesseth:

That in consideration of the covenants and agreements of the second party hereinafter set forth, said first party hereby leases to said second party the following described premises, situated in the County of Greenville and State of South Carolina, to-wit:

Service Station known as Travelers Rest Service Station, together with all equipment thereon or connected therewith, and now owned, leased, used, operated by said first party, as a filling station, from the 1st day of August 1935, to the day of August, 1938, at a month's rental of a sum equal to \$24. for each gallon of gasoline and kerosene sold by second party at said premises during the preceding month, payable on the 15th day of each month during the term, except that the rental for the first month of the term shall be paid on the 10th day of the following month, to be paid in four gallons of the first month, by check delivered or mailed to first party, his personal representative or assignee at No. 1111 - City, Travelers Rest, State of S.C. unless and until first party shall have notified second party in writing to pay said rent at a different address. Second party reserves the right to terminate this lease at any time, after the expiration of one year from the date hereof by giving to first party 30 days written notice of its intention to terminate said lease. Second party may credit said rent against any sums owing by first party to it, and notice of such credit shall constitute payment hereunder. Second party will use its best efforts to increase the sale of gasoline at said premises.

In consideration of the foregoing, first party hereby sets over and assigns unto second party first party's license, permits and permits to maintain and operate a filling station on the above described premises, such assignment to be effective only during the term of this lease, and all renewals and extensions thereof.

And said first party further covenants and agrees as follows:

1. That during the term of said lease he will pay all general and special taxes and assessments that may be levied or assessed against said premises and/or property owned by, located thereon.

2. That all buildings, structures, tanks, pumps, gassing racks and other equipment placed upon the premises by second party or by third parties acting under arrangement with second party, whether or not embedded in the soil or affixed to the realty, shall remain the sole property of second party and at the expiration of this lease by lapse of time or otherwise, said second party shall have and is hereby given the right, at any time, within 30 days after such termination to enter upon and remove from said premises, any equipment by it at any time placed thereon.

In the event the party of the first part is not owner of the premises hereby leased and shall hereafter