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State of South Carolina,
County of Greenville,

This contract made and entered into by and between G. W. Roper of Anderson County hereinafter referred to as the Lessor and Payne Oil Company, Inc., of Greenville County hereinafter referred to as the Lessee, Witnesseth:

That in and for the consideration hereinafter expressed the Lessor does hereby let, lease, grant and demise to the Lessee all that lot of land situated in the County of Anderson, State of South Carolina at Powderville, S. C., and the West side of National Highway No. 29, about six miles from Greenville, S. C., and at the intersection of said Highway and Easley Road upon which there is situated a store building and filling station, said lot having the following metes and bounds;

Beginning at a point, Easley Road running south 175 feet on National Highway No. 29 thence west 100 feet to cotton patch trace 175 feet north to Easley Road thence 100 feet on Easley Road to point of beginning, for a period of five (5) years beginning on the first day of October 1930, and ending on the 30th day of September 1935.

It is understood and agreed that the Lessee herein has the privilege of making such improvements that the Lessee may desire.

In consideration for said premises the Lessee agrees to pay to the Lessor as rent therefor, the sum of Two Hundred Forty (\$240.00) Dollars per year payable in equal monthly payments of \$20.00 per month, payable at the end of each and every consecutive month during the continuance of said lease.

It is understood and agreed that the Lessor herein is the legal owner of the premises above described and that he has the sole and exclusive right to lease the same, and that there is no outstanding lease or contract covering the premises hereby leased, and the Lessor further agrees that in the event any claim of contract or lease should arise that the Lessor will remove the same on or before October 1, 1930.

It is understood and agreed that in the event the buildings situated upon said lot should be destroyed by fire or to the extent as to render them unfit for occupancy by the Lessee, that either party hereto shall have the option of terminating said lease.

It is further agreed that in the event one month's rent shall be in arrears and unpaid for a period of thirty days the Lessor shall have the option of terminating said lease and forthwith enter and take possession of said premises.

In witness whereof we have here unto set our hands and seals this the 8 day of September, 1930.

In the presence of:

A. B. Willson,

J. O. Hood,

Attest: J. M. Bottomy
Asst. Secy.



G. W. Roper L. S.
Payne Oil Co. Inc., (L. S.)
BY: W. E. Payne, Pres.
Lessee.

State of South Carolina,
County of Greenville,

Personally appeared before me A. B. Willson, who being duly sworn says that he saw G. W. Roper, Lessor and Payne Oil Company, Inc., by W. E. Payne, Lessee, sign, seal and deliver the foregoing written instrument for the purposes therein mentioned and that he with J. O. Hood witnessed the execution thereof.

Sworn to before me this 8 day of Sept. 1930

A. B. Willson,

Grace Chalmers L. S.

N. P.

S. C. Stamps \$0.48

Recorded this the 11th day of September, 1934, at 12:30 P. M.