

State of South Carolina,
County of Greenville.

Lease Agreement.

This agreement entered into this October 23, 1928 between J. C. Cunningham, hereinafter called party of the first part, and the Payne Oil Company hereinafter called party of the second part, in the manner following:

1. Party of the first part leases unto party of the second part the following described premises:

All that lot of land situate in the County and state aforesaid in the city of Greer, at the intersection of Hill and Randall Streets, and fully described in deeds recorded in the R. M. C. office for the said County of Greenville in Vol. 71, at page 248 and Vol. 70, at page 223, reference thereunto being hereby made.

To have and to hold for a period of ten years beginning September 1st, 1928 and ending September 1st, 1938 at a monthly rental of One Hundred Thirty-three and 33/100 dollars (\$133.33) payable on or before the 5th day of each month. Rental reduced \$25.00 Pay \$108.33 from Oct. 1, 1932 until further advised.

2. Party of the second part agrees to pay the rental in the manner provided herein, and to take good care of the premises, quitting the same at the expiration of this lease in same condition as when received, reasonable wear and ordinary casualty excepted; and agrees not to sublet the premises without the written consent of the party of the first part.

3. Party of the second part further agrees that it will use the municipal electric current providing such current is supplied at a price not in excess of competitive terms for similar service.

4. It is agreed by and between the parties hereto that in event of the failure of party of the second part to keep the covenants of this lease party of the first part may enter and take possession of the premises and declare this lease forfeited.

Witness our hands and seals, the day and date first above written.

In presence of:

D. H. Mims
E. M. Hicks.

J. C. Cunningham (SEAL)
Party of the First Part.
The Payne Oil Company,
BY: W. E. Payne, Pres.

State of South Carolina,
County of Greenville.

Party of the Second Part.

Personally appeared before me Miss E. M. Hicks who being sworn says that he saw the within named J. C. Cunningham and The Payne Oil Company by its duly elected officer sign, seal and as their act and deed execute the within lease and that she with D. H. Mims witnessed the execution thereof.

Sworn to before me October 23, 1928

E. M. Hicks

D. H. Mims (SEAL)

N. P. S. C.

S. C. Stamps \$5.20

Recorded this the 11th day of September, 1928 at 12:30 P. M.