

10 a.m.
SEP 9 - 1947



BY LESSEE OF THIS CONVEYANCE OR OTHER PARTIES OF THE...
THIS LEASE, made this 9th day of June in the year one thousand nine hundred and forty-seven between L. M. Davenport, 2300 Bay Avenue, Sunset Island No. 3, Miami Beach, Florida hereinafter referred to as "LESSOR" and THE AMERICAN OIL COMPANY, a corporation duly organized under the laws of the State of Maryland, hereinafter referred to as "LESSEE";

1. WITNESSETH that LESSOR, in consideration of the rent hereinafter expressed to be paid, doth hereby demise and lease unto LESSEE, its successors and assigns, the property situate, lying and being in City of Greenville, County of Greenville, State of South Carolina and more particularly described as follows:—

Handwritten initials and scribbles on the left margin.

Beginning at the intersection of the West line of North Main Street and the North line of Springwood Ave.; thence in a Northerly direction along the West line of North Main Street 100 ft. to a point; thence at right angles in a Westerly direction 99 ft., more or less, to a point; thence in a Southerly direction and parallel with Main Street, 92 ft., more or less, to a point in the North line of Springwood Ave.; thence in an Easterly direction along the North line of Springwood Ave., 100 ft. to the point and place of beginning.

APPROVED stamp with a table for signatures and dates.

APPROVED		
1st	2nd	3rd
<i>[Signature]</i>		
6/27/47		
DATE	DATE	DATE

(The property above described being shown outlined in red on the attached blueprint)

2. TOGETHER WITH all buildings and improvements thereon, including the equipment of LESSOR listed under Schedule A hereto annexed, and all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all LESSOR'S right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

3. TO HAVE AND TO HOLD the aforesaid premises unto LESSEE, its successors and assigns, subject to the provisions of this lease, for the term of Five Years beginning on the 1st day of August 1947 and ending on the 31st day of July 1952

4. The said LESSEE, its successors or assigns, yielding and paying unto the said LESSOR as rental Two Hundred Sixty (\$260.00) Dollars per month, payable on the first day of each month in advance.

5. In the event the business premises of the demised premises shall be destroyed or damaged by fire or other casualty, the LESSEE shall be bound to reconstruct or repair the same within a reasonable time and at the expense of the LESSEE.

6. LESSEE is hereby granted the right to erect and/or install and/or operate and/or maintain and/or use and/or employ any and all structures, buildings, fixtures, machinery, equipment, and/or other improvements upon the demised premises, provided that the same shall not be erected, installed, operated, maintained, used, or employed in violation of any applicable laws, ordinances, or regulations.

7. LESSOR consents and agrees to change every designation of the demised premises unto LESSEE less of possession of it being understood and agreed, however, that said rent hereunder shall not begin until LESSEE shall have been given actual possession of the demised premises as hereinafter provided. LESSEE may apply all or any part of the rentals accruing under this lease to the payment of any sum or sums owing or that may become owing by LESSOR to LESSEE at any time during the continuance of this lease.

AND THE PARTIES HERETO do further covenant and agree together as follows:

5. LESSEE shall have the following options to renew and extend this lease at the rental hereinafter mentioned, viz:

(a) An option to renew and extend this lease for a further term of Five years next succeeding the term of this lease, at a rental during such renewal term at the same rental as stipulated for the original term hereof

(b) A further option to renew and extend this lease for a further term of None years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term of the same rental as stipulated for the original term hereof

(c) A further option to renew and extend this lease for a further term of None years next succeeding the expiration of the second renewal period above mentioned, at a rental during such third renewal term of the same rental as stipulated for the original term hereof

it being agreed that in the event of the exercise by LESSEE of said renewal options or any thereof, all covenants, terms, conditions and provisions of this lease shall remain in full force and effect; it being further understood and agreed that in the event LESSEE shall elect to exercise said options of renewal or any thereof it shall do so by written notice thereof to LESSOR not less than thirty days prior to the expiration of the then current term.

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