between	DR. W. T., MARTIN
of	605 McDANIEL AVENUE, GREENVILLE, SOUTH CAROLINA
₹	(Give Address)
	LESSOR, and the SPUR DISTRIBUTING CO., INC., a corporation chartered under the laws of Delatits office at Nashville, Tennessee, herein called LESSEE, WITNESSETH: ne consideration hereinafter stated LESSOR leases to LESSEE for the period beginning
•	beginning
AUGUST 1s	t 19 53, and expiring on JULY 31st 19 68, subject to renewal as herein
AUGUST 1s:	t , 19 53, and expiring on JULY 31st , 19 68, subject to renewal as herein the certain property situated in the City of Greenville, County of Greenvill, ticularly described as follows:

ville, County of Greenville. State of South Carolina, being known as the Dr. W. T. Martin property as shown on the City Block Book at Sheet No. 10, Block 1, Lot 28 and more accurately described on plat of property Book EE, at page 31, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on Putberford Ct.

BEGINNING at an iron pin on Rutherford Street at corner of property now owned by Spur Distributing Co., Inc. and running thence along said Rutherford Street, North 0-48 West 58.1 feet to an iron pin on Rutherford Street at corner of property now owned by Spur Distributing Co., Inc. and running thence along line of property of Spur Distributing Co., Inc. South 87-51 East 123 feet to an iron pin; running thence South 1-20 West Co., Inc.; running thence North 87-48 West 121 feet to the point of beginning and being the same property conveyed to Dr. W. T. Martin by Ville Chiles on April 7, 1936 and recorded in the RMC Office for Green-ville County in Deed Book 184, at page 257.

2. LESSEE agrees to pay the LESSOR as rental for the use and occupancy of said property the sum of Sixty-Five (\$65.00) Dollars for each month during the first Five (5) Years of this Lease, and the sum of Eighty (\$80.00) Dollars for each month during the second Five (5) Years of this Lease and the sum of Ninety-Five (\$95.00) Dollars for each month during the third (3rd) and last Five (5) Years of this Lease, payable in advance on the



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,S.C.

3. 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 shall is given the right to move, alter or modify any portion of the premises, including buildings, tanks, driveways, 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 tion, forfeiture or otherwise, and provided that LESSEE has complied with and performed its obligations hereunder, on the premises any such buildings, tanks, pipe lines and other equipment, or any trade fixtures placed LESSEE.

LESSEE

4. LESSEE

5. LESSEE

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