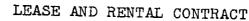
OLLIE FARMONICKIT

STATE OF SOUTH CAROLINA

R. M.C



COUNTY OF GREENVILLE



THIS INDENTURE made and entered into this the 24th day of September, 1955, by and between A.R. Jenkins, hereinafter referred to as Lessor, and Ralph Pearson and A.L. Cannon, to be hereafter designated as Lessees, WITNESSETH:

For and in consideration of the covenants made and the payments hereinafter to be made by the Lessees as herein provided, the Lesser does hereby let, lease and demise unto the Lessees the following real estate and personal property, to wit:

All of that parcel or lot of land with cement block store building situate thereon, situate in Highland Township of Greenville County, South Carolina, located in the southwest corner of intersection of State Highway No. 101 and the Blind Tyger Bridge Road (now a State Highway), near the Blue Ridge High School, said lot being bounded by said two highways and running along the right-of-ways of same to points exactly 30 feet to the rear of the store building, that is to say, the rear line connecting the two points shall be parallel with the store building and shall run 30 feet to the rear of the building, the Lessor, however, reserving for his own use the old frame store building on the lot, with right of ingress and egress to same. Also included in this lease is one Tyler 8-foot meat case, one set of Defiance Scales, one Blue Flash drink box, and one combination Cash Register and Adding Machine.

TO HAVE AND TO HOLD unto the said Lessees for and during the term beginning October 3, 1955, and ending at midnight, October 2, 1960, (for a term of five years), for the purpose only of conducting thereon a retail grocery and service station.

In consideration of the premises, the Lessees do hereby covenant and agree that they will pay to the Lessor for the use of the property the sum of \$600.00, which amount shall be due and payable immediately on being let into possession, and that beginning on October 3, 1956, they shall pay to the Lessor the sum of \$50.00 monthly for the use and occupancy of the premises, which monthly rental shall be due and payable in advance and to continue for the remainder of the term of the lease.

The Lessor reserves the right, and the Lessees hereby agree and consent, that the Lessor may at any time lease the above described real estate to the Texas Oil Company for such term and upon such conditions as he may desire, and that he shall receive any rentals therefrom direct from Texas Oil Company and which shall in no wise affect the rentals as agreed upon between the parties hereto. Provided, that any such lease shall not affect the possession of the Lessees and their use and occupancy of the premises, except that they shall purchase and dispense products of the Texas Oil Company if

The Lessees covenant and agree that they alone shall be responsible and liable for any repairs to the building and the personal property covered by this instrument; that they shall keep both the building and personal property in a reasonable good state of repair during the life of this lease and that they shall return the property to the Lessor at the end of the term in as good condition as when received, reasonable and ordinary wear and tear excepted. Any improvements or additions to the building, or any added buildings, shall become a part of the real estate and vest in Lessor. The Lessees, at the end of the term, may remove only such