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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE .   CONTRACT AND LEASE AGREEMENT

WE, THE UNDERSIGNED, Alvin F. Batson, hereinafter
called the lessor, and Algie Landers Gilreath, hereinafter
called the lessee, do hereby enter into this contract and lease
of the following described property:

> ALL THAT property now consisting of a Shell
> service station and grocery store and the
> property appurtenant and necessary thereto
> and in the operation thereof, located in
> Saluda Township, County of Greenville, State
> of South Carolina, lying on the West side of
> Buncombe Road or U. S. Highway 25, on the
> North side of South Carolina Highway 441
> and bounded on the West by lands of E. E.
> Boswell and on the North by lands of V. G.
> Good. These certain premises are now owned
> by the lessor by virtue of a deed conveying
> the same to him, recorded in Deed Book 594
> at page 19 in the R. M. C. Office of Green-
> ville County, South Carolina

Under the following terms and conditions:

1. That the terms of this contract and lease shall
commence on the 1st day of October, 1961, and shall expire at
midnight on the 30th day of September, 1964, unless so extended
as provided below.

2. The lessee herein is specifically given the option
to renew the within lease for an additional three-year period
commencing the 1st day of October, 1964, under the terms and con-
ditions contained herein. The above option may be exercised at
any time during the period that this three-year lease is in effect,
and such option to release shall expire at the time this lease
expires, if said option to extend has not been exercised by this
time. Notice of election to exercise option to re-lease for a
three-year period must be given to the lessor or his heirs within
the above setout time limits in order to be effective.

3. The lessee agrees to pay the lessor rent of Sixty-
five Dollars ($65.00) per month as consideration for this contract
and lease, which money is due and payable in advance on the first