

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA, )  
COUNTY OF GREENVILLE. )

S. C. Stamps 60¢

LEASE

THIS INDENTURE made and concluded this the 7th day of May, 1947, by and between B. F. GAINES, a resident of Greenville County, South Carolina, hereinafter styled the LESSOR, and SAMUEL A. ROBINSON, a resident of Anderson County, South Carolina, hereinafter styled the LESSEE, witnesseth:

That the Lessor, in consideration of the rents and covenants herein specified, does hereby grant, let and lease unto the said Lessee, without artificial heat, light and water, and the said Lessee does hereby lease from the said Lessor the following described property, to wit:

ALL THAT piece, parcel or tract of land together with the filling station, store building and other buildings situate thereon, located at the Junction of U. S. Highway 25 and State Highway 76, in Greenville County, South Carolina, near Princeton, S. C., which said piece or parcel of land is a triangle in the forks of the road and on the East side of Highway 76 and the West side of U. S. Highway 25, and containing 190 feet measured from the intersection of the right-of-way lines of the two highways along U. S. Highway 25, and thence across the said base of triangle to a point on the line of State Highway #76 right of way 250 feet from said intersection. The distances herein represented being more or less.

TO HAVE AND TO HOLD the premises above described for a term beginning the date of the execution of this Instrument and terminating on the 7th day of May, 1957, at a rental of Twelve (\$12.00) Dollars per month, said rental to be paid on the 1st of each calendar month - the first payment of rent, however, is to be paid upon the signing of this Lease, and the said Lessee, his heirs, executors, administrators and assigns, for and in the consideration of the above sum and the covenants herein specified, does hereby covenant and agree to pay to the Lessor, his heirs, executors, administrators, and assigns, the above stipulated rent in the manner herein provided.

IT IS AGREED that the Lessee will not sublease any portion of the above mentioned property covered by this Lease without the written consent of the Lessor.

IT IS FURTHER AGREED that the Lessee has the right to dig a well, install pumps and tanks, and make such other additions or improvements to the premises as may be necessary in the business, but said improvements and installations to become the property of the Lessor at the termination of this lease.

IT IS FURTHER AGREED that the Lessee shall have the right to remove, alter or change such buildings as he may deem necessary in the furtherance of his business during the term of this Lease.

IT IS FURTHER UNDERSTOOD AND AGREED that in the event the buildings covered by this Lease should be destroyed by fire, wind storms, tornados, or other casualty, the Lessor agrees to replace said buildings of similar construction, or such construction as may be agreed upon between the Lessor and Lessee, within a period of ninety (90) days from the date of such destruction -- that failure on the part of the Lessor to replace said buildings in the event of destruction shall terminate this agreement, otherwise it is to remain in full force and effect.

IT IS FURTHER UNDERSTOOD AND AGREED that the Lessor shall keep the buildings covered by this Lease in a good state of repair and that the Lessee shall make good all breakage of glass and all other injury done to the premises during his tenancy, except such as produced by natural decay, ordinary wear and tear, and unavoidable accidents.

IT IS FURTHER UNDERSTOOD AND AGREED between the parties hereto that if one month's rent is at any time in arrears and unpaid, the Lessor shall have the right to annul and terminate this Lease at the end of the next month following, and it shall be lawful for the Lessor to re-enter and forthwith repossess all and singular the above granted and leased premises without hindrance or prejudice to the Lessor's right to distrain for all rent unpaid at such period.

IT IS FURTHER UNDERSTOOD AND AGREED by and between the Parties hereto that the Lessee will not sell nor allow to be sold with his knowledge alcoholic beverages in any form on