

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE (

THIS AGREEMENT made and entered into this 5 day of May, 1947 by and between G. M. Eskew, hereinafter referred to as LESSOR, and Webster Oil Company, hereinafter referred to as LESSEE,

W I T N E S S E T H:

That for and in consideration of the mutual promises, covenants and agreements hereinafter contained, it is agreed as follows:

1. That the Lessor does demise and lease unto the Lessee, and the Lessee does take and lease from the Lessor, the following described premises, to-wit:

"All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, on the South side of Pendleton Street in the City of Greenville, being described as follows:

BEGINNING at a stake on the South side of Pendleton Street, corner of Mrs. McHugh's property; thence along said line S. 26-05 E. 69 ft. to fence post; thence continuing with same property S. 49-10 E. 31 feet to a stake; thence along line of property of Mabel McB. Charles S. 69-0 W. 117.3 ft. to an iron pin on line of Rosa K. Ashmore's property; thence along said line N. 31-08 W. 100 ft. to fence post on South side of Pendleton Street; thence along the South side of Pendleton Street N. 70-11 E. 114.4 ft. to the beginning corner.

This is the same land conveyed to the Lessor by W.W. Carter by deed dated October 11, 1944, recorded in Deed Book 268 Page 113.

2. TO HAVE AND TO HOLD the above described premises for and during the term beginning on the 1st day of July 1947 and ending on the 30th day of June, 1948.

3. That the Lessee hereby agrees to pay to the Lessor for the use and occupancy of the premises herein demised the sum of One Hundred and Seventy-five (\$175.00) Dollars per month, payable on the first day of each and every month in advance. It is understood that the Lessee shall have a period of ten (10) days grace within which to make each of said monthly payments without being in default.

4. That the Lessee does hereby covenant and agree that it will use said premises for the conducting thereon of a retail gasoline and oil business or such other business as the Lessee may desire and that it will not use the demised premises for any unlawful or objectionable business that may constitute a nuisance or injure the value of the property.

5. In the event the Lessee, its successors or assigns, shall be adjudicated bankrupt, insolvent according to law, or shall file a voluntary petition in bankruptcy, or if any payment of rent shall be past due and