

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

LEASING  
R.M.C. : L E A S E



KNOW ALL MEN BY THESE PRESENTS:

That Ernest Gault, of Fountain Inn, South Carolina, hereinafter referred to as Lessor, in consideration of the covenants and agreements herein set forth, hereby demises, leases and lets unto Mr. W. W. Wilson and Mr. E. G. Wilson, hereinafter referred to as Lessee, the following described lands and premises in Greenville County, State of South Carolina, to-wit:

"All that certain piece, parcel or lot of land lying, being and situate in the County and State aforesaid, just outside the Town Limits of Fountain Inn, S.C., on the East side of the U. S. Highway running from Fountain Inn to Greenville, S.C., and fronting on said highway for a distance of 100 feet and running back in parallel lines for a distance of 75 feet and being 100 feet wide in the rear, this lot is the northern front corner lot of a tract containing 6.23 acres, and is more fully described by a plat of survey prepared by C. M. Furman, Jr., Surveyor, on the 16th day of January, 1930, for a term of five (5) years beginning January 21, 1953, and to expire on the 20th day of January, 1958; said leased premises and property to be used by lessee for the purposes of a gasoline and oil filling station, and for the conduct and carrying on of the business of selling and distributing gasoline, oil, oil products and such other goods, wares and merchandise as lessee may find necessary or convenient in the conduct of his said business.

It is further covenanted and agreed between the parties aforesaid that the lessees will build and maintain a gasoline filling station on said property, and to comply with the laws of the state of South Carolina in its construction and operation.

In consideration of the premises, lessee agrees to pay to the Lessor at his home in Fountain Inn, South Carolina, as rental for said premises, during the term of this lease, Five Hundred (\$500.00) Dollars each year, and the payment of said rent to be made in monthly installments of Forty One and 66/100 (\$41.66) Dollars in advance.

Lessees shall have the right to install such pumps, machinery, apparatus and equipment as they may deem necessary in the conduct and carrying on of their business on said premises, such pumps, machinery, apparatus and equipment to be and remain the property of the lessees, and the Lessees shall have the right at any time before the expiration or termination of this lease, and for a reasonable time thereafter, to remove same.

Lessor shall pay all taxes and assessments, general and special, upon the premises herein demised, and lessees shall pay all taxes and assessments upon machinery, apparatus, equipment and other property placed on said premises by lessee, and shall pay for all electric power and lighting, heat, gas and water used on said premises by lessees.