BOOK 620 PAGE 403

. OLUE 1240 SWORTH R. M.C.

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 141 and bounded on the West by lands of B. 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 Greenville 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 April, 1959, and shall expire at midnight on the 30th day of September, 1961, unless so extended as provided below.
- 2. The lessee herein is specifically given the option to renew the within lease for an additional $2\frac{1}{8}$ -year period commencing the 1st day of October, 1961, under the terms and conditions contained herein in the original $2\frac{1}{8}$ -year lease. The above option maybe exercised at any time during the period that this original $2\frac{1}{8}$ -year lease is in effect and such option to release shall expire at the time the original 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 $2\frac{1}{8}$ -year period must be given to the lessor or his heirs within the above set-out time limits in order to be effective.
- 3. The lessee agrees to pay the lessor rent of sixty-five dollars (\$65) per month as consideration for this contract and lease, which money is due and payable in advance on the first

Attorneys traveters rest, s. c.

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