

together with all of the right, title, interest and estate of the Lessors in and to those two strips of land lying in and between the property herein leased and the pavement lines of the Camp Rd. and South Carolina Hwy. 291, as shown on the above referred to plat, and

WHEREAS, title to the within described premises passed to the said PERRY E. GWINN, MINNIE G. EARLE and AILENE S. BURNS by the last will and testament of MRS. FANNIE G. GWINN which was probated in the office of the Clerk of Probate Court for Greenville, South Carolina; and

WHEREAS, Lessors have agreed to build an additional service bay at the service station improvements located on the above described property, at their expense, according to plans and specifications which have been approved by the Lessors and Lessee in writing, and have agreed to pave an additional parking area on said premises and to remove therefrom a utility pole guy wire, at their expense, and

WHEREAS, it is the desire of the Lessors and Lessee to extend said Lease Agreement, dated March 17, 1956, for five (5) years from its present expiration date of September 6, 1971, and

WHEREAS, Lessee has agreed to amend the term of the within mentioned Lease to provide for an increase in rental of Thirty-Seven and No/100 Dollars (\$37.00) per month, said increase in rental to become effective when said additional service bay is completed by Lessors and accepted by Lessee in writing, and the paving and removal of the utility pole guy wire mentioned herein has been accomplished.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH That for and in consideration of the sum of One and No/100 Dollars (\$1.00) each in hand paid to the other by the Lessors and Lessee, the receipt of which is hereby acknowledged, the Lessors and Lessee do hereby agree as follows:

1. Lessors agree to build or cause to be built, at their expense, an additional service bay at the service station improvements now located on Lessors property described herein, according to plans and specifications approved by Lessors and Lessee in writing. Lessors further agree to pave an additional parking area on said premises measuring approximately 20 x 80 ft., and to remove from said premises a utility pole guy wire at their expense.
2. Said Lease Agreement, dated March 17, 1956, is hereby extended for five (5) years commencing September 7, 1971 and ending on September 6, 1976.