

State of South Carolina,  
County of Greenville

Agreement between J. A. Poling and O. H. Hart, Witnesses:

1. J. A. Poling, hereafter referred to as Lessor, hereby agrees to lease unto O. H. Hart, hereafter referred to as Lessee, all that piece, parcel and lot of land owned by the Lessor on the base Mountain Road near the Overhead Bridge, upon which there is a store building and a dwelling house. This also includes the filling station on said property.

2. This lease is to be for a period of two years for which the Lessee agrees to pay Thirty-Five (\$35.00) Dollars monthly as rental, commencing from June 1, 1927, rent to be payable promptly at the end of each and every month. The Lessee shall have the right to renew said lease for an additional period of two years, provided he gives reasonable notice, at a monthly rental of Forty (\$40.00) Dollars per month.

(3) The Lessor hereby sells to the Lessee his stock of goods and merchandise in said store as of date June 1st, at which time the Lessor is to reduce the stock of goods to approximately One Thousand Dollars, the parties to take an inventory on said day, and the Lessee is to pay the Lessor the inventory price of said goods as per inventory, the inventory price of goods to be fixed by the invoices for said goods. The Lessor contracts to have said stock of goods cleared from all indebtedness on June 1st, and to turn the same over to the Lessee free from any lien, debt or incumbrance. The fixtures in said store are to be leased with the building, the Lessee agreeing to be responsible therefor, ordinary wear and tear excepted.

4. This agreed and understood that the destruction of the premises by fire or other casualty, or two months arrears of rent shall terminate this lease. The Lessee agrees to make good all breakage of glass and other things done to the premises during the term, except such as are produced by natural decay and unavoidable accidents, and further agrees to make no repairs, improvements or alterations in the premises without the written consent of the Lessor.

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Witness our hands and seals this  
May 3, 1927.

J. A. Poling (Lend)  
Lessee  
O. H. Hart (Lend)  
Lessee

Witness:  
James H. Price  
James D. Poag

State of South Carolina,  
County of Greenville.

Personally comes James H. Price and made oath that he saw the within named J. A. Poling and O. H. Hart sign and seal the within written instrument, and that he with James D. Poag witnessed the execution thereof.

James H. Price  
Sworn to before me this  
3rd day of May 1927.  
James D. Poag (L.S.)  
Notary Public, S.C.

Recorded May 3, 1927 At 3:32 P.M.

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