

This lease made as of the 9th day of February A. D., 1953 by and between THE GREENVILLE PETROLEUM COMPANY, a SOUTH CAROLINA Corporation, hereinafter called "LESSOR" and JOE FARMER and T. EDWARD FARMER of GREER, County of GREENVILLE State of SOUTH CAROLINA, hereinafter called "LESSEE".

WITNESSETH:

1. LESSOR hereby leases unto LESSEE for a term of one year beginning on the First day of February 1953, and ending on the 31st day of January 1954, a parcel of land at Stone Avenue and Mitchell Streets in Greenville, County of Greenville, State of South Carolina, more particularly described as follows:

BEGINNING At a point formed by the intersection of the southerly side of East Stone Avenue with the Westerly side of Mitchell Street and running thence in a westerly direction along the southerly side of East Stone Avenue 120 feet to a stake; thence in a Easterly direction parallel with East Stone Avenue 120 feet to a stake on the Westerly side of Mitchell Street; thence in a Northerly direction along the Westerly side of Mitchell Street 70 feet to the point of beginning.

Together with all the buildings, improvements and appurtenances, all hereinafter called "leased premises", and together with all LESSOR'S equipment and apparatus installed or to be installed thereon and used in connection with the gasoline service station business conducted on said leased premises.

- 2- LESSEE shall pay LESSOR rental at the rate of \$200.00 per month payable in advance and due on the first day of each month.
- 3- LESSEE shall pay all charges for telephone, sewerage, water, gas, and electricity consumed or used by LESSEE, and all expense of heating, and also shall pay all privilege, license and other municipal charges levied against LESSEE, the said equipment and apparatus or against the leased premises by reason of the conduct of LESSEE'S business thereon.
- 4- LESSOR shall pay all other taxes, assessments and governmental or municipal charges levied or assessed upon the leased premises.
- 5- LESSEE shall make all repairs to equipment and apparatus installed by him at leased premises and shall keep the same in an orderly, safe and operating condition.