

second floor. Hereafter, the full sum of Twenty (\$20.00) dollars shall be paid by the Lessee to the Lessor as rental for said premises on the first day of each and every month as above stipulated.

The Lessor, his heirs and assigns, are to keep the buildings in reasonable repair and are given the right to make any changes at the Lessee's expense during the term of this lease or any renewal thereof, and the Lessee shall have the right to remove from the premises on the termination of this lease by expiration or otherwise, all fitting station equipment and other property placed on the premises by the Lessee or his assignee. The Lessee is to pay for all lights and water used on the premises and in the event of fire during the term of this lease or any renewal thereof, which shall render the premises unfit for use as a filling station and a garage, the Lessor, within sixty (60) days from such fire shall re-erect the buildings similar in size and construction to the buildings now situate on said premises, and during the time that said premises are rendered unfit for use the said Lessee or his assignee shall be relieved of the rental called for herein but on the re-erection of the buildings, the said Lessee or his assignee shall continue as tenant of said premises to the end of the term by paying the monthly rental herein provided for.

It is understood and agreed that the Lessee is not to be responsible for the wear and tear of the tools and chattels herein leased, resulting from reasonable use thereof and the Lessee is to quit and deliver up the premises to the Lessor or her attorney peaceably and quietly at the end of the term in good condition, reasonable use thereof, fire and other unavoidable casualties excepted, as they now are, and not to make or suffer any waste thereof.

It is understood and agreed that the Lessee is given the right to renew this lease at the expiration of the term above provided for, for an additional ten (10) years on the same terms as herein set out at the monthly rental of forty (\$40.00) dollars per month. The Lessee shall give the Lessor written notice sixty (60) days prior to the expiration of the term herein of his intention to exercise this right. Also should the Lessor wish to sell the premises herein leased during the term of this lease, or its renewal, the said Lessor agrees to give the Lessee herein the refusal of the premises at such price as the Lessor may be offered, in writing and the Lessee

(Next Page)

shall have ten (10) days from the submission of such offer within which to exercise this option to purchase. The Lessee shall have the right to sublet the premises or any portion thereof and it is expressly agreed that if there is default in the payment of the rent above stipulated for sixty (60) days after the same is due, the said Lessor or her attorney, or agent, shall have the right to re-enter and repossess the said premises and chattels and to expel and remove therefrom the said Lessee, or any other person occupying the same.

Our Witnesses Whereof, the said parties have hereunto interchangeably set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of
J. W. Smith
Beatrice Dellinger

Sue S. Smith (L.S.)
Lessor
J. V. Doseuhoff (L.S.)
Lessee

State of South Carolina,
County of Greenville,
Personally appeared before me J. W. Smith and made oath that he saw the within named Sue S. Smith as Lessor and J. V. Doseuhoff as Lessee sign seal and at their act and deed deliver the within written lease, and that he with Beatrice Dellinger witnessed the execution thereof.

Sworn to before me this 21st day of May 1925.
Beatrice Dellinger (L.S.)
Notary Public for S.C. J. W. Smith

Recorded May 21st, 2:02 P.M. 1925.

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