VOL. 157 FORM 2

LEASE

THE STATE OF SOUTH CAROLINA,
County of Greenville.

R. L. Townsend, lessor,

in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto

E. A. Alexander, lessee,

for the following use, viz: As Lessee so desires the The present "Hill Cut" Filling Station and land on the North East Side of Neve Highway adjoining Mountain Lake Colony, and other property Owners of

for the term of

For a Term of Six (6 yrs) years Beginning Nov. 1st. 1934,

and the said lessee in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of One Hundred Twenty Five Dollars annually

per payable Each November 1st

Also Lessee agrees to pay Lessor one-half dollar per month for Single Bungalow.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only requires of the lessor the use of the premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the lessor so desires and give notice of same in writing.

If the business is discontinued on the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

Lessee agrees for Lessee to build additions to present Filling; also to erect new Buildings if he so desires. This lease includes all land and Buildings to the well back of Single bungalow mentioned in lease.

To Have and to Hold the said premises unto the said lessee E. A. Alexander, his executors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the party desiring to terminate it after the expiration of the term above mentioned give to the other party Twelve months written notice previous to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or one year months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 1 day of Dec. 1934.

Witness:
1. Verner Gillespie
2. B. W. Anders

R. L. Townsend (SEAL)
E. A. Alexander (SEAL)
(SEAL)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

PERSONALLY, comes Verner Gillespie

and makes oath that he saw the within named R. L. Townsend

sign and seal the within written instrument, and that he with B. W. Anders

witnessed the execution thereof.

Sworn to before me this 6 day of Dec 1934
B. J. Barrett (L. S.)
Notary Public, S. C.

Verner Gillespie

S. C. Stamps $ and 44 cents

Recorded December 7 1934 at 12:12 o'clock P. M.

For Assignment, See R. C. M. Book 266 Page 237.
" " " " " 274.