

NOT. 057

LEASE

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

C. C. Good Lessor,  
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto  
M. B. King Lessee,

for the ~~term of~~ service station on Piedmont Highway # 21, known as Lakeview, approximately 100 by 100 feet the

for the term of three years, with the privilege of lessee purchasing the property within the next six months, at terms and price agreeable to both parties 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 fifteen (\$15.00)

month Dollars payable by the 15th of each month

The lessor hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require 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 shall any connect with the parapet or any other outside part of the building must be consented to by the lessor before being erected.

Lessee agrees to make certain repairs to building at his expense. Lessor reserves the right to sell this property before the expiration of this lease, in which event he agrees to reimburse the lessee for the unexpired part of lease to cover such repairs as the lessee may have made.

Lessor gives the lessee the right to buy the property at such bona fide offer as he may have from any other party who is willing and able to buy.

To have and to hold the said premises unto the said lessee, and 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 three months written notice previous to the time of the desired termination, but the destruction of the premises by fire or packing it unfit for occupancy or other casualty, or three months' absence 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 retard decay and accidents and agree to make no repairs, improvements or alterations in the premises without the written consent of the lessor ~~and without the lessee's written consent.~~

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals this 19th day of May 1937.

Witness: Mack Rhodes (SEAL)  
f. m. Waddill (SEAL)  
C. C. Good (SEAL)  
M. B. King (SEAL)

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE }  
PERSONALLY, comes Mack Rhodes  
and makes oath that he saw the within named C. C. Good & M. B. King  
sign and seal the within written instrument, and that he with f. m. Waddill witnessed the execution thereof.

Sworn to before me this 25th day of May 1937  
John M. Waddill (L.S.)  
Notary Public, S. C.

S. C. Stamps \$ 84 cents

Recorded July 30th 1937 at 11:30 o'clock A. M.

Lease Assigned to Shell Oil Co. 1937. Assignment recorded in 211. Day of April 1937. W.M. 212 of R. F. Waddill on page 19.

