

L E A S E

This Indenture made this 28th day of August, 1934
by and between J. C. Clevenger of _____ first party, and Greenville Petroleum Co. Inc.,
second party.

W I T N E S S E T H :

That in consideration of the covenants and agreements of the second party herein-
after set forth, said first party hereby leases to said second party the following
described premises, situated in the County of Greenville and State of South Carolina,
to-wit:

Service Station and property located between Greenville and Taylors S. C. on
State Highway #29
together with all equipment thereon or connected therewith, and now owned (leased) and
operated by said first party as a filling station, from the 1st day of September, 1934
to the day of Sept. 1st, 1939, at a monthly rental of a sum equal to \$12.00 per mo.
payable on the 15 day of each month during the term, except that the rental for the
first month of the term shall be paid on the tenth day of the following month, check
delivered or mailed to first party, his personal representative or assigns at No. _____
Street _____ City _____ State _____ unless and until first party shall have
notified second party in writing to pay said rent at a different address. Second party
reserves the right to terminate this lease at any time after the the expiration of one
year from the date hereof by giving to first party 30 days' written notice of its inten-
tion to so terminate said lease. Second party may credit said rent against any sums
owing by first party to it, and notice of such credit shall constitute payment hereunder.
Second party will use its best efforts to increase the sale of gasoline at said premises.

In consideration of the foregoing, first party hereby sets over and assigns unto
second party, first party's licenses; consents and permits to maintain and operate a
gasoline filling station on the above described premises, such assignment to be effective
only during the term of this lease, and all renewals and extensions thereof.

And said first party further covenants and agrees as follows:

1. That during the term of said lease he will pay all general and special taxes
and assessments that may be levied or assessed against said premises and/or property
owned by him located thereon.
2. That all buildings, structures, tanks, pumps, greasing racks and other equip-
ment placed upon the premises by second party or by third persons acting under arrange-
ment with second party, whether or not embedded in the soil or affixed to the realty,
shall remain the sole property of second party and at the expiration of this lease by
lapse of time or otherwise, said second party shall have and is hereby given the right
at any time, within thirty (30) days after such termination, to enter upon and remove
from said premises, any equipment by it at any time placed thereon.
3. In the event that party of the first part is not owner of the premises hereby
leased and shall hereafter default in the payment of rent to the owner, first party
hereby consents that party of the second part may, at its option, pay such rent, and upon
such payment, be subrogated to all the rights of first party under such lease. But
nothing herein shall be construed as obligating second party to pay such rent or other
charge on account of such original lease or other instrument of title.

In witness whereof the parties hereto have caused the due execution of this
agreement this 30th day of August, 1934.

Laura A. Stinespring.
H. W. Stinespring.

J. C. Clevenger. (SEAL)
Cellie Clevenger.
G. L. Black.
Greenville Petroleum Co. Inc.
By R. K. Mitchell, Pres.

State of South Carolina,
County of Greenville. S.C. Stamps \$0.32

Personally appeared before me H. W. Stinespring and made oath that he saw the
within named J. C. & Cellie Clevenger sign, seal and as their act and deed deliver the
within instrument, and that he with Laura A. Stinespring witnessed the execution thereof.
Sworn to before me this 24 day of October, A. D. 1935

Ollie Farnsworth (SEAL)
Notary Public S. C.

H. W. Stinespring.

Consent of Owner.

The undersigned, owner in fee simple of the premises described in the within
lease, hereby consents thereto and agrees with said Greenville Petroleum Co., that it
may enter the hereinabove demised premises and remove therefrom any and all pumps, tanks
and equipment placed thereon by the said Greenville Petroleum Co. and for the Atlantic
Refining Co. at any time within thirty (30) days after the expiration or prior termination
of the undersigned's lease with the aforesaid party of the first part. The undersigned
further agrees that if the said party of the first part shall default in the payment
of the rent reserved in his lease with the undersigned, the said _____ may, at its option,
pay said rent and will thereupon succeed to the rights of the said party of the first part
in the demised premises to the same extent as if the said party of the first part
had assigned his lease to the said _____ Dates: _____
Witness: H. W. Stinespring. J. C. Clevenger (SEAL)
Cellie Clevenger (SEAL)

Recorded this the 24th day of October, 1935, at 10:30 A. M.

For Certificate to this Lease, see Page 303 in this Book.

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