

4M-6-48 No. 350-LEASE (City Property) W. A. Seybt & Co., Office Supplies, Greenville, S. C.

State of South Carolina,

County of Greenville

DEC 5 10 13 AM 1949
GREENVILLE CO. S. C.
CLERK OF COURTS

G. R. Richardson

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

bargain, and lease unto R. B. Mc Corkle, trading and doing business as

Mc Corkle Oil Company, Greenville, S. C.

for the following use, viz.: Retail Filling Station and Service Station

the Real Property at corner of Main and Trade Streets, including buildings and improvements thereon, covering Service Station, wash and grease wrack, in Simpsonville, S. C.

For the term of Five Years beginning October 1st, 1949 and ending September 30th, 1954

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

Twelve Hundred (\$1200.00)

per Year payable in advance on or before the First day of October of each year during the term of this lease

The lessee 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 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.

or rent not paid

If the business is discontinued or 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.

It is agreed that the building adjoining the above described Service station, wash and grease wrack will not be rented so as obstruct the use of the drive way in front of said building and service station, wash and grease wrack.

In case of destruction by fire of the property leased, any un-earned rent will be rebated to the Lessee by the Lessor



To Have and to Hold the said premises unto the said lessee R. B. Mc Corkle executors or 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 shall give the other party written notice of intention 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 the 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 31st day of August, 1949

Witness:

W. A. Seybt
D. P. Cady

G. R. Richardson (SEAL)
R. B. Mc Corkle (SEAL)
(SEAL)
(SEAL)
(SEAL)

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