

STATE OF SOUTH CAROLINA )  
 COUNTY OF GREENVILLE )

GREENVILLE CO. S. C.

JAN 21 4 19 PM 1954

LILLIE FARRINGTON

THIS AGREEMENT made and entered into this 15<sup>th</sup> day of January, 1954, by and between Rainwood Inc., hereinafter called Lessor, and Greenville Petroleum Co., Inc., hereinafter called Lessee,

W I T N E S S E T H:

The Lessor does hereby lease and demise unto the Lessee, and the Lessee does hereby lease and take as tenant, the service station and lot upon which it is situated at the northwest corner of the Augusta Road and Hassie Street in the City of Greenville, S. C., said lot being approximately 70 x 80 feet in size, together with an easement for ingress and egress across a triangular strip constituting the southwestern corner of the adjoining lot, one side of said triangle consisting of a projection of the south wall of the store building situated on said lot to the western edge of the Augusta Road and the other side extending from the point of intersection fifteen (15) feet in a northerly direction along the western edge of said road, for the use and purpose of operating the same as a service station.

To have and to hold unto the Lessee for and during the term beginning October 10, 1955, and ending at midnight on the 9th day of October, 1965.

As consideration for said lease, the Lessee does hereby covenant and agree:

1. That it will, within the first six months of said lease, spend not less than the sum of Thirty-five Hundred Dollars (\$3500.00) in modernizing and improving the building situated on the leased premises into an up-to-date service station.

2. That it will pay unto the Lessor, as a rental during the life of said lease, a sum equal to one and three quarter (\$.0175) cents per gallon for each gallon of gasoline and diesel motor fuel