

FILED
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

APR 20 10 50 AM 1957

L E A S E
OLLIE FARMERWORTH
R. M. C.

WACO F. CHILDERS, Jr., LESSOR, in consideration of the rental hereinafter stated, has granted, bargained, and released, and by these presents does grant, bargain, and lease unto LEROY Z. GIST and BURNS E. CALE, Partners, d/b/a Greenville Oxygen Supply Company, LESSEE, those certain premises situate on the South side of East Stone Avenue, in the City of Greenville, County of Greenville, South Carolina, more particularly described as follows:

All that certain lot of land, with the buildings and improvements thereon, situate on the South side of East Stone Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and described as follows, to-wit:

BEGINNING at a point on the South side of East Stone Avenue, 161½ feet from the corner of said Avenue and Rowley Street, and running thence with said East Stone Avenue S. 69-29 E. 58½ feet to an iron pin on said Avenue; thence S. 20-19 E. 175 feet to an iron pin; thence parallel with said Avenue N. 69-29 W. 58½ feet to an iron pin; thence N. 20-19 E. 175 feet to the beginning corner. This property is located 161½ feet in an Easterly direction from the Southeast intersection of Rowley Street and East Stone Avenue. This property is shown on the Greenville County Auditor's Block Book as 34-2-38.

TO HAVE AND TO HOLD the aforesaid premises unto the said LESSEE, their heirs, administrators, executors, and assigns, for the term of five (5) years, commencing with the delivery of the building for occupancy and ending at twelve o'clock, Midnight, five (5) years from that date.

The said LESSEE, in consideration of the use of said premises for the said term, promises and agrees to pay to the said LESSOR the sum of Ten Thousand, Eight Hundred and No/100 Dollars (\$10,800.00); the said rental to be paid in the sum of One Hundred Eighty and No/100 Dollars (\$180.00) per month, ^{one month from} ~~in advance~~ beginning ~~on~~ the date that the newly-constructed building is delivered by the LESSOR completed for occupancy by the LESSEE, and on the same day of each and every month thereafter, during the said five (5) year term; the LESSEE further promises and agrees to pay upon the execution of this lease four (4) months' rent, or the sum of Seven Hundred Twenty and No/100 Dollars (\$720.00), receipt of which is hereby acknowledged, which rental shall apply to the terminal four (4) months of the five (5) year term of this lease.

As a part of the consideration hereof, the LESSOR agrees to erect upon the premises described above, at his own cost and expense, a building