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STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

L E A S E

This Lease and Rental Agreement is entered into by and between Harold Troutt of Greenville County, South Carolina, hereinafter referred to as the Lessor, and Adelaide E. Ledford of Greenville County, South Carolina, hereinafter referred to as the Lessee, upon the following terms and conditions as hereinafter set out.

The Lessor, in consideration of the rental hereinafter mentioned, does hereby grant, bargain and lease and, by these presents, does grant, bargain and lease unto the Lessee the premises located at Rt. 4, Log Shoals & Standing Springs Rd, Greenville, S.C., Greenville, South Carolina, to be used as a service station. The term of this Lease is for a period of five (5) years, beginning with the first day of December, 1974, and terminating at midnight on the 30th day of November, 1979. In consideration the use of said premises for the said term, the Lessee agrees and promises to pay to the Lessor at the rate of \$.02 per gallon of gas pumped at said filling station, payable in arrears the first payment being due on the first day of January, 1975, and the first day of each successive and consecutive month thereafter during the term hereof. The Lessee specifically agrees to make an accounting to the Lessor to determine the number of gallons pumped.

The Lessor hereby grants to the Lessee one five year option to extend the period of this Lease upon the same terms and conditions, provided the Lessee notifies the Lessor in writing at least sixty (60) days prior to the expiration of the primary term.

The Lessee agrees to take the building just as it stands and only requires the Lessor the use of the premises for the business mentioned and no other. The Lessor agrees to repair the roof, should it leak, however, the same is considered by all parties to be sound. Lessor shall not be responsible to pay any damages from leaks, should any occur, unless he has previously been given notice in writing of such conditions. The Lessor agrees to make all major repairs on the building and equipment. In the event the Lessor fails to make timely repairs, the Lessee

GRIFFIN & HOWARD
 ATTORNEYS AT LAW
 GREENVILLE, S. C.

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