

ANOCO

This Lease, made this first day of May in the year one thousand-nine hundred and thirty four between Citizens Lumber Company, a corporation of the State of South Carolina, hereinafter referred to as "LESSOR", and The American Oil Company, a corporation duly organized under the laws of the State of Maryland, hereinafter referred to as "LESSEE";

Witnesseth; that Lessor, in consideration of the rent hereinafter expressed to be paid, doth hereby demise and lease unto LESSEE, its successors and assigns, the property situate, lying and being in County and Township of Greenville, State of South Carolina, and more particularly described as follows:-

Beginning at the point in the Northerly right of way line of the Southern Railway 442.8 feet Westwardly from the intersection of the said right of way of the Southern Railway and Pendleton Road; thence Westwardly along the right of way of Southern Railway 293.5 feet more or less to a stake; thence Northerly 134.2 feet more or less at an angle of 58 degrees 35 minutes to Pendleton Road; thence Southeastwardly along the curvature of the Southern side of Pendleton Road to a point 440 feet Westwardly of the intersection of Pendleton Road and Southern Railway; thence South 51 feet more or less at an angle of 84 degrees 30 minutes to the point of beginning.

(The property above described being shown outlined in red on the attached blueprint)

Together with all buildings and improvements thereon, and all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all Lessor's right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

To Have and to hold the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this lease, for the term of one year beginning on the first day of May, 1934, and ending on the thirtieth day of April, 1935.

The said Lessee, its successors or assigns, yielding and paying unto the said Lessor as rental Twenty (\$20.00) Dollars per month, it being understood and agreed, however, that said rent hereunder shall not begin or accrue until Lessee shall have secured and accepted the licenses, permits and franchises hereinafter referred to, and shall have been given actual possession of the demised premises as hereinafter provided, which ever shall last occur.

And the parties hereto do further covenant and agree together as follows:

Lessee shall have the following options to renew this lease at the rental hereinafter mentioned, viz:

(a) An option to renew this lease for a further term of two years next succeeding the term of this lease, at a rental during such renewal term of Twenty (\$20.00) Dollars per month

(b) A further option to renew this lease for a further term of two years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term of Thirty (\$30.00) Dollars per month it being agreed that in the event of the exercise by Lessee of said renewal options or any thereof, all covenants, terms, conditions, and provisions of this lease shall remain in full force and effect; it being further understood and agreed that in the event Lessee shall elect to exercise said options of renewal or any thereof it shall do so by written notice thereof to Lessor not less than thirty days prior to the expiration of the then current term.

This lease is conditioned, at the option of Lessee, upon Lessee securing such licenses, permits and franchises from the proper authorities, City, County, State, or otherwise, as it shall require to lawfully erect, maintain and operate a drive-in gasoline filling and service station upon the demised premises in accordance with its plans, and to remove any and all obstructions, wherever situate, whether upon the demised premises or any sidewalks, streets or alleys abutting the same, which in the absolute judgment of Lessee if not removed would render the demised premises unsuitable for its purposes; and Lessee shall have a period of sixty days from the date hereof in which to secure said licenses, permits and franchises, provided, however, that if Lessee shall not have secured said licenses, permits and franchises during said period but application therefor shall be pending, then the time for securing said licenses, permits and franchises shall be extended for a further period of sixty days; it being understood and agreed that in the event said licenses, permits or franchises, when granted, shall impose any condition upon Lessee, or upon the erection or operation of said filling and service station, which, in Lessee's absolute judgment, is or may become unduly burdensome, Lessee shall have the right to reject the same, in the event said licenses, permits or franchises are not secured by Lessee, or if Lessee rejects the same, this lease shall become null and void, unless Lessee shall notify Lessor in writing within ten days after the expiration of said period herein-before mentioned, for the securing of said licenses, permits and franchises, that Lessee elects to continue this lease in force and effect notwithstanding.