

Form 271- 5-4 Cp.

AMOCO.

This Lease, made this 24th day of November, in the year one thousand nine hundred and thirty four, between Aurelia T. Rison, Greenville, S. C., 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 Greenville Township, Greenville County, State of S. C., in the City of Greenville, and more particularly described as follows:-

Beginning on the north side of Pendleton Street at the corner of the F. M. Leach lot; thence with Pendleton Street N. 71-46 E. 105.3 feet to the Southern Railway lot; thence with the line of the Railroad lot N. 19 W. 65 feet to a point; thence S. 71-46 W. 105.3 feet to a point in the F. M. Leach line; thence S. 18 E. 65 feet to the beginning point, this being a part of the property of Aurelia T. Rison as shown as Deed dated December 17, 1931, and recorded in deed book 144, at page 9 in the office of R. M. C. for Greenville County.

Excepted from this lease, are the shop, now known as Variety Works, and the garage, with joint right of ingress and egress reserved to the Lessor.

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~~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 five years beginning on the first day of March, 1935, and ending on the twenty-ninth day of February, 1940.

The said Lessee, its successors or assigns, paying and owing unto the said Lessor as rental the sum of Sixty-five (\$65.00) Dollars per month during the first and second years of the term hereof plus an amount equivalent to one (1¢) per gallon on sales of Lessee's gasoline and/or motor fuel in excess of 6500 gallons during any calendar month but not to exceed \$75.00. Seventy-five (\$75.00) Dollars per month for the third, fourth and fifth years of the term hereof, plus an amount equivalent to one (1¢) cent per gallon on sales of Lessee's gasoline and/or motor fuel in excess of 7500 gallons during any calendar month not to exceed \$100.00

it being understood and agreed, however, that said rent hereunder shall not begin or accrue until one (1) days after Lessee shall have received and accepted the licenses, permits and franchises hereinafter referred to, and shall have been given actual possession of the demised premises as hereinafter provided, whichever shall last occur. Said rental to be paid monthly in advance, and gallonage rental to be paid on or about the 15th of each following month.

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 no option years next succeeding the term of this lease, at a rental during such renewal term of

(b) A further option to renew this lease for a further term of no option years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term of

(c) A further option to renew this lease for a further term of no option years next succeeding the expiration of the second renewal period above mentioned, at a rental during such third renewal term of

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.

Lessee is hereby granted the right and option to purchase the demised premises (including all buildings, improvements and equipment of Lessor thereon) at any time during the term of this lease, or any renewal period, at and for the following price, in fee simple; no option

it being understood and agreed that in the event Lessee shall elect to exercise said option to purchase, it shall do so by written notice to lessor. In the event Lessee shall exercise said option, Lessor covenants and agrees within thirty days thereafter, upon payment of the purchase price as aforesaid, to convey the said property to lessee, its successor and assigns, by a good and marketable record title in fee simple, with covenants of general or special warranty and further assurances, as Lessee shall require, free of all claims, liens, easements, restrictions and incumbrances; taxes, water rent and other current expenses, and

For Cancellation From American Oil Co. Deed Book 200 Page 454

Aurelia T. Rison
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