

LEASE TO COMPANY

AGREEMENT, made this 29th day of June, 1945, by and between T. P. Wood of X Street, Tigerville, State of South Carolina, hereinafter called "Lessor", and Standard Oil Company of New Jersey, a Delaware corporation, having an office at Columbia, S. C. hereinafter called "Lessee".

LOCATION WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to take, all that lot, piece or parcel of land situate in the Town or City of Travelers Rest R.F.D. #1, County of Greenville, State of South Carolina, more fully described as follows:

DESCRIPTION One lot of land situated in the above County and State beginning approximately one mile north of Travelers Rest on U. S. Highway #25 and the intersection of Tigerville Road and extending 85-1/2 ft. on the north side of the Tigerville Road in an easterly direction, thence 110 ft. in a northerly direction parallel with U. S. Highway #25, thence in a westerly direction to U. S. Highway #25 85-1/2 ft., thence in a southerly direction 145 ft. parallel with U. S. Highway #25 back to point of beginning. This property is situated on the northeast corner of U. S. Highway #25 and Tigerville Road.

together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging and together with all the buildings, improvements and equipment thereon or connected therewith, including the property listed under Schedule "A" hereto annexed.

PERIOD TO HOLD the premises hereby demised unto Lessee for one (1) years, beginning ^{at noon} on the 1st day of July, 1945, and ending ^{at noon} on the 1st day of July, 1946, on the following terms and conditions:

RENTAL (1) Lessee shall pay the following rent: An annual rent of Four Hundred and Twenty Dollars (\$420.00) in equal monthly installments of Thirty-Five Dollars (\$35.00) payable on the first day of each month in advance.

RENEWAL (2) Lessee shall have the option of renewing this lease for four (4) additional periods of one (1) year each, the first of such periods to begin on the expiration of the original term herein granted, and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth and all of said privileges of renewal shall be considered as having been exercised unless Lessee gives Lessor notice in writing at least thirty (30) days prior to the expiration of the period then in effect of its intention not to exercise such renewal privilege.

TITLE (3) Lessor covenants that it is well seized of the demised premises, has good right to lease them and hereby warrants and agrees to defend the title thereto and to reimburse and hold Lessee harmless from any loss by reason of any defect in the title. Lessor agrees to notify Lessee immediately upon any default in payment of mortgage interest or principal, or in payment of taxes or other liens upon the premises and Lessee shall have the right to make such defaulted payments for the account of Lessor. Any sums so advanced by Lessee, including costs and attorneys' fees incurred by Lessee in defending any suits and protecting its rights herein granted, shall bear interest at the rate of six per cent (6%) per annum, and the rent provided for herein may be applied to the payment of such sums and interest, or Lessee may require Lessor to pay any unpaid balance. Should the term of this lease or any renewal term provided for herein, expire before such sums with interest have been fully repaid to Lessee, Lessee may, at its option continue to occupy said premises on the terms and conditions herein provided until such sums with interest have been fully repaid.

PERMITS AND ORDINANCES (4) Lessor represents that all necessary licenses, consents and permits have been obtained to permit the storage, handling, advertising and sale of motor fuels,