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# LEASE AGREEMENT

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Code 55-43

THIS AGREEMENT, made this 14th day of June, 1950,  
between Mrs. Evelyn Gentry  
of Greenville County, South Carolina, hereinafter referred

to as Lessor (whether one or more), and THE PURE OIL COMPANY, an Ohio Corporation, hereinafter referred to as Lessee,

### WITNESSETH:

1. Lessor hereby leases and lets unto Lessee that certain tract or parcel of land, with all buildings, structures, improvements, and equipment thereon, situated in the ~~County~~ Township of Chick Springs County of Greenville, and State of South Carolina, described as follows:

**BEGINNING** at the junction of the Hendersonville surfaced road, on the eastern side of said road, and the northern edge of the dual-lane Super Highway #29, and running thence with the northern edge of right-of-way of said dual-lane Super Highway a distance of one hundred fifty feet to a point; thence northwesterly a straight line and parallel with the said Hendersonville Road, one hundred and fifty feet to a point; thence southwesterly a straight line, and parallel with the right-of-way of the said dual-lane Super Highway, one hundred fifty feet to the eastern edge of said Hendersonville Road; thence with said Hendersonville Road one hundred fifty feet to the beginning corner; comprising parts of lots 58-57 and possibly 56 on the line of said Super Highway; and all of lot 59 and possibly a small portion of lot 60 as shown on plat of the W. H. Brockman Estate, prepared by Dalton & Neves, Engineers, June 1926, and which plat is recorded in Greenville County R.M.C. Office in Plat Book H - page 132, and conveyed to Mrs. Evelyn Gentry by deed of Charlie Littlefield and others, recorded in Deed Book 186, page 317, August 1, 1936.

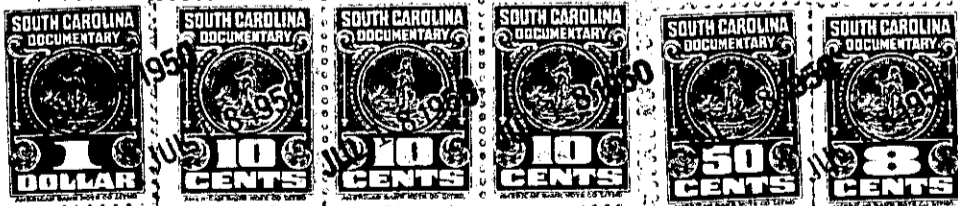
together with all appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Lessor in and to any and all roads, streets, alleys and ways bounding said premises.

2. To have and to hold the same unto the Lessee for a period of Five ( 5 ) years commencing on the Eighteenth (18th) day of July, 1950, and ending on the Seventeenth (17th) day of July, 1955, hereinafter referred to as the original term.

Lessee is hereby granted the option of extending this lease for an additional period of Five ( 5 ) years commencing on the Eighteenth (18th) day of July, 1955, and ending on the Seventeenth (17th) day of July, 1960, under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the original term.

~~Lessee is hereby granted the further option of extending this lease for an additional period of ( ) years commencing on the ( ) day of ( ) , 19 ( ) , and ending on the ( ) day of ( ) , 19 ( ) , under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the first extended term.~~

3. Lessee agrees to pay as rent for said premises: **A monthly rental of Seventy-Seven Dollars and Fifty Cents (\$77.50), same to be due and payable on or before the fifteenth day of each calendar month of the original term hereof or any extension thereof.**



Rental may be paid by check or draft of Lessee, mailed or delivered to Lessor on or before the due date.

~~Lessor agrees, during the term of this lease or any extension hereof, to maintain and keep the buildings, improvements and equipment hereby leased in constant good condition and repair, and to perform any necessary work of maintenance and repair, at such times and in such manner as not unreasonably or unnecessarily to interfere with the Lessee's use and occupancy of said premises. If the Lessor, after written demand by the Lessee so to do, shall fail or refuse to make any necessary repairs, the Lessee shall have the right, at its option, either (1) to make such repairs and to charge the expense thereof to Lessor which expense the Lessor agrees to pay on demand, and until paid by Lessor, the Lessee shall have the right to deduct such expense from rent thereafter payable by the Lessee hereunder; or (2) to cancel and terminate this lease by giving written notice thereof to the Lessor. The Lessor, however, shall not be required to repair any damage done or waste committed upon said premises by the Lessee, but the Lessee shall repair or restore any and all damage or waste caused by Lessee.~~