

LEASE

THIS LEASE, dated June 20, 1951, between
J. M. GRIFFIN AND SARA W. GRIFFIN

of MAULDIN, SOUTH CAROLINA, in GREENVILLE COUNTY
(herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation
with offices at 909 E. 22nd St., Baltimore, in MARYLAND
(herein called "Shell"),

WITNESSETH:

1. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described land, situated at U. S. Highway 276 and Conestee Rd. in MAULDIN, County of GREENVILLE, State of SOUTH CAROLINA

Beginning at the intersection of U. S. Highway No. 276 and Conestee Road, thence West along Conestee Road a distance of sixty-five (65) feet to a point, thence South along the rear of Service Station building a distance of sixty-five (65) feet; to a point; thence East sixty-five feet (65 ft.) to U. S. Highway No. 276; thence in a northerly direction along said U. S. Highway No. 276, a distance of sixty-five (65) feet to the place of beginning.



together with all of Lessor's buildings, improvements, equipment and other property now or hereafter located thereon, including those described in Exhibit A hereof (and which, together with said land, are herein collectively called "the premises").

2. The term of this lease shall be five (5) years, beginning on the 11th day of July, 1951, and ending on the 10th day of July, 1956.

Shell shall have options to extend the term of this lease for Two (2) additional period(s) of One (1) year each, on the same covenants and conditions as herein provided, each of which options Shell may exercise by giving Lessor notice at least forty-five (45) days prior to the expiration of the original term or the then-current extension period, as the case may be. If Shell does not exercise its then-current option to extend, the term shall be automatically extended from year to year, on the same covenants and conditions as herein provided, unless and until either Lessor or Shell terminates this lease at the end of the original term or the then-current extension period or any subsequent year, by giving the other at least thirty (30) days' notice.

Third.

Shell shall pay, as rent for the leased premises, a sum equal to one and one half cents (1 1/2 cent(s)) for each gallon of gasoline sold upon the leased premises by Shell or its sublessee or licensee during each calendar month during the term of this lease, payable, in cash to, or by check to the order of, J. M. and SARA W. GRIFFIN

on or before the fifteenth day of the succeeding calendar month; provided, however, that the rent for any calendar month shall not, in any event, be less than FIFTY AND NO/100 Dollars (\$ 50.00)

or more than TWO HUNDRED AND TWENTY-FIVE DOLLARS Dollars (\$ 225.00)

4. Shell shall have the rights, at Shell's expense: to use the premises for any lawful purpose; to paint all or any part of the premises in colors of Shell's selection; to make any alterations that Shell may desire in the premises; and to construct and install on the premises, and alter, any additional buildings, improvements and equipment (including advertising signs and billboards) that Shell may desire. Lessor shall remove from the premises any of Lessor's equipment that Shell elects to replace with its own equipment.