

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

JAN 14 11 22 AM 1952
 ELLIE FARNSWORTH
 R.M.C.

L E A S E

THIS LEASE made and entered into this the 1st day of January, 1952, by and between E. E. STONE, JR., and A. M. STONE, of the Town of Marietta, State and County aforesaid, hereinafter called the Lessor, and WEBSTER OIL COMPANY, INC., a corporation chartered under the laws of the State of South Carolina, with its principal place of business in Greenville, South Carolina, hereinafter called the Lessee,

W I T N E S S E T H:

That subject to the terms and conditions hereinafter set forth, the Lessor does hereby let and lease unto the Lessee that certain property, together with the buildings and other improvements thereon, being situated near the Town of Marietta, in the State and County aforesaid, and more particularly described as follows:

All that piece, parcel or lot of land situate, lying and being in Bates Township, County of Greenville, State of South Carolina, on the North side of State Highway # 288, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of State Highway # 288, said point being at the joint corner of the Gailey Mill Property and the Stone Property, and running thence with the line of said Gailey Mill Property N. 18-45 W. 152 feet to a point; thence along the line of said Stone Property N. 82-30 E. 148 feet to a point; thence still along the line of said Stone Property S. 7-30 E. 150 feet to a point in the center of State Highway # 288; thence along the center of said State Highway S. 82-30 W. 125 feet to the point of beginning.

This lease is executed upon the following terms and conditions:

-I-

The term of this lease shall be for a period of ten (10) years, with the right to renew the same upon expiration for a like period.

-II-

The Lessee agrees to pay rent for said premises as follows: The sum of Eighty and no/100ths (\$80.00) Dollars per month, payable in advance not later than the 15th day of each and every month, beginning January 1, 1952, and an additional rental of a sum equal to one (1¢) cent per gallon for each gallon of gasoline and diesel motor fuel in excess of 8,000 gallons per month, which the Lessee may deliver to the service station on the above property, during the month for which said rental