

JUN 18 1952



THIS LEASE, made this 15th day of May in the year one thousand nine hundred and Forty-Seven between Ernest L. Lynch and Dora Lynch, his wife

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";

1. 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 Bates Township, County of Greenville, Marietta, S. C., State of South Carolina, and more particularly described as follows:—

7/12/52
WOD

Beginning at an iron pin approximately one mile from the intersection of U. S. Highway #276 (Geor Highway) and Slater Hill Road on the East side of U. S. Highway #276 and running along said highway a distance of one hundred and fifty feet to an iron pin; thence, in an Easterly direction a distance of one hundred feet to an iron pin; thence, in a Northerly direction a distance of one hundred and fifty feet to an iron pin; thence, in a Westorly direction a distance of One hundred feet to the point of beginning, being a part of property conveyed to E. L. Lynch by the A. J. Bates estate by deed on October 24th, 1940 as recorded in R. V. C. Office of Greenville County, Volume 226, Page 283.

APPROVED		
1st.	2nd.	3rd.
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6/18/52	DATE	DATE

(The property above described being shown outlined in red on the attached blueprint).

2. TOGETHER WITH all buildings and improvements thereon, including the equipment of LESSOR listed under Schedule "A" hereto annexed, 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.

3. 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 1st day of July 19 47, and ending on the 30th day of June 19 52;

4. The said LESSEE, its successors or assigns, yielding and paying unto the said LESSOR as rental

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a sum, payable on the fifteenth day of each month, equivalent to one-cent (1¢) per gallon on each gallon of LESSEE'S brands of gasoline and/or motor fuel sold during the preceding calendar month from said premises by LESSEE, its agents or assigns to the consuming trade.

E. L. L.
D. L.

it being understood and agreed, however, that said rent hereunder shall not begin until LESSEE shall have been given actual possession of the demised premises as hereinafter provided. LESSEE may apply all or any part of the rentals accruing under this lease to the payment of any sum or sums owing or that may become owing by LESSOR to LESSEE at any time during the continuance of this lease.

AND THE PARTIES HERETO do further covenant and agree together as follows:

5. LESSEE shall have the following options to renew and extend this lease at the rental hereinafter mentioned, viz.:

(a) An option to renew and extend this lease for a further term of Five years next succeeding the term of this lease, at a rental during such renewal term of The same rental as stipulated in the original term hereof.

(b) A further option to renew and extend this lease for a further term of None 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 and extend this lease for a further term of None 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.

JUN 19 1952