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mail by Registered
C. S. Redding
Am. Oil Co
Pony 2509
Charlotte N.C.

THIS LEASE, made this sixteenth day of June in the year one thousand nine hundred and fifty-two between Jerry H. Reeves, Jr. and Zadora B. Reeves, 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 the County of Greenville, State of South Carolina

and more particularly described as follows:—
BEGINNING at a point in the Western margin of S. C. Highway #291, said point being One Hundred and Fifty feet (150') in a Northeasterly direction from the point of intersection of the Western margin of S. C. Highway #291 and the Eastern margin of U. S. Highway #25, and running thence in a Northeasterly direction and with the Western margin of S. C. Highway #291, a distance of One Hundred and Seventy-Five feet (175') to a point in said margin; thence in a Westerly direction, a distance of One Hundred Twenty-One and Two Hundred Twenty-Five Thousandths feet (121.225') to a point in the Eastern margin of U. S. Highway #25; thence in a Southerly direction and with the Eastern margin of U. S. Highway #25, a distance of One Hundred and Seventy-Five feet (175') to a point in said margin; thence in an Easterly direction, a distance of Fifty-Five and Ninety-Five One-Hundredths feet (55.95') to the point of BEGINNING.

Said property being bounded on the East by S. C. Highway #291, on the North by lands of Jerry H. Reeves, Jr.; on the West by U. S. Highway #25; and on the South by a S. C. State Highway sight distance area.

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

2. TOGETHER WITH all buildings and improvements thereon, 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, subject to the provisions of this lease, for the term of ten (10) years beginning on the 1st day of October 19 52, and ending on the 30th day of September 19 62;

4. The said LESSEE, yielding and paying unto the said LESSOR as rental 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, it being understood, however, that said rent shall not be less than One Hundred Seventy-five Dollars (\$175.00) per month, nor more than Two Hundred Fifty Dollars (\$250.00) per month.

it being understood and agreed, however, that said rent hereunder shall not begin or accrue until such time as LESSOR shall have erected and finally completed a drive-in gasoline service station upon the demised premises, as hereinafter provided, and shall have delivered actual possession thereof to the LESSEE. 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 (5) years next succeeding the term of this lease, at a rental during such renewal term of at the same rental as stipulated for the original term hereof, except that the rent during this renewal period shall not be less than One Hundred Ninety Dollars (\$190.00) per month, nor more than Two Hundred Sixty-five Dollars (\$265.00) per month.

(b) A further option to renew and extend this lease for a further term of five (5) years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term of at the same rental as stipulated for the original term hereof, except that the rent during this renewal period shall not be less than Two Hundred Five Dollars (\$205.00) per month, nor more than Three Hundred Dollars (\$300.00) per month.

(c) A further option to renew and extend this lease for a further term of five (5) years next succeeding the expiration of the second renewal period above mentioned, at a rental during such third renewal term of at the same rental as stipulated for the original term hereof, except that the rent during this renewal period shall not be less than Two Hundred Twenty Dollars (\$220.00) per month, nor more than Three Hundred Fifty Dollars (\$350.00) per month.

it being agreed that in the event of the exercise by LESSEE of said renewal options or any thereof, all covenants, terms and conditions of this lease shall remain in full force and effect.

Vertical text on the left margin: 829 Page 405, M.R.B., J.H.R., Z.B.R., Same