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Box #1348

FILED,
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)
FEB 16 5 11 PM 1953
OLLIE FARNSWORTH
R.M.C.

THIS INDENTURE, made and entered into this the 2nd day of October, 1952, by and between Lewis Plaza, Inc., a South Carolina Corporation, hereinafter referred to as LESSOR, and ESSO STANDARD OIL COMPANY, a Delaware Corporation, having an office at Columbia, South Carolina, hereinafter referred to as LESSEE,

W I T N E S S E T H :

That the said Lessor, for and in consideration of the rents reserved which are hereinafter referred to, and of the terms, covenants, conditions and agreements on the part of the Lessee which are hereinafter mentioned, does hereby demise and lease unto the Lessee and the said Lessee does hereby take and hire from the Lessor, the following property (hereinafter called "the demised premises"), to-wit:

All that certain lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the intersection of Augusta Road, East Plaza and West Plaza, in a community shopping center known as Lewis Plaza, having a frontage of 132 feet on Augusta Road, a frontage of 50 feet on East Plaza, and a frontage of 90.7 feet on West Plaza, and measuring 120 feet on an unnamed street at the rear of said lot; together with the Service Station building and other improvements located upon said lot and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the demised premises for a term of ten (10) years commencing on the first day of November, 1952, and ending on the first day of November, 1962, upon the rents, terms, covenants and conditions contained in a certain collateral Indenture of lease between the Lessor and the Lessee, and bearing even date herewith. Lessee shall have the option of renewing this lease for five (5) additional periods of one (1) year each, the first of such periods to begin on the expiration of the original term herein granted, and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth and all of said privileges of renewal shall be considered as having been exercised unless Lessee gives Lessor notice in writing at least thirty (30) days prior to the expiration of the period then in effect of its intention not to exercise such renewal privilege.