



THIS LEASE, made this 8th. day of May in the year one thousand nine hundred and fifty-three between G. Maxwell Eskew and Beulah C. Eskew, his wife of 129 Capers Street, City of Greenville, County of Greenville, State of South Carolina.

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 City of Greenville, County of Greenville, State of South Carolina.

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and more particularly described as follows:—

BEGINNING at an iron pin in the Southeastern margin of Pendleton Street, the Northeastly corner of the DAVENPORT property, and running thence North 70 Deg. 40 Min. East and with the said Southeastern margin of Pendleton Street, a distance of one hundred fourteen and four-tenths (114.4) feet to an iron pin, the Northwestly corner of the R. L. HADEN property; thence South 25 Deg. 45 Min. East and with the R. L. HADEN Western property line, a distance of sixty-nine (69.) feet to an iron fence post; thence South 47 Deg. 35 Min. East and with the R. L. HADEN Western property line, a distance of thirty-one (31.) feet to an iron pin, a corner with the R. C. COLLINS property; thence South 70 Deg. 17 Min. West and with the R. C. COLLINS Northern property line, a distance of one hundred fifteen and five-tenths (115.5) feet to an iron pin, a corner with the DAVENPORT property; thence North 30 Deg. 20 Min. West and with the DAVENPORT Eastern property line, a distance of one hundred (100.) feet to the point of BEGINNING.

This is the same land conveyed to LESSOR by W. W. CARTER by deed dated October 11, 1944 and recorded in Deed Book 268, Page 113, in the Office of R.M.C. for Greenville County, South Carolina.

(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, assigns and sublessees, subject to the provisions of this lease for the term of two (2) years' beginning on the 1st day of July 19 53, and ending on the 30th day of June 19 55 ;

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4. The said LESSEE, its successors or assigns, 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 and fifty-five Dollars (\$155.00) per month, nor more than Two hundred and fifty-five Dollars (\$255.00) per month.

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 three (3) 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 and eighty Dollars (\$180.00) nor more than Two hundred and eighty Dollars (\$280.00)
- (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 Dollars (\$200.00) nor more than Three Hundred Dollars (\$300.)
- (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 None per month.

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 (30) days prior to the expiration of the then current term and the sending of such renewal notice shall constitute the renewal and extension of this lease in accordance with the terms of such renewal option so exercised, without the necessity of the execution of a separate renewal lease.

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