

STATE OF SOUTH CAROLINA)
) L E A S E
 COUNTY OF GREENVILLE

THIS AGREEMENT made and concluded at Greenville, South Carolina this 31st day of August, 1954, by and between J. A. Traynham, hereinafter called the Lessor, and Webster Oil Co., Inc., hereinafter called the Lessee,

W I T N E S S E T H:

That the said Lessor has granted and leased, and by these presents does grant and lease, unto the said Lessee the premises located at the intersection of the Augusta Road and the White Horse Road, Gantt Township, Greenville County, South Carolina, designated as Lot No. 7 according to a plat of the property of Alma Eunice Jones, prepared by W. J. Riddle on August 25, 1944, the same being recorded in Plat Book M at page 81, with all the appurtenances thereto belonging, said property to be used for conducting thereon a retail gasoline and oil business.

The Lessor shall forthwith commence to erect on said premises a service station building according to plans and specifications heretofore agreed to by the Lessor and the Lessee, said building to be constructed of first class materials and to be completed within ninety days from the date of the execution and delivery of this Lease, and in the event said building is not completed within ninety days as aforesaid then the Lessee shall have the right to cancel this Lease.

TO HAVE AND TO HOLD the said premises unto the said Lessee, its successors and assigns, for the full term of ten years, beginning with the first day after the aforesaid building is completed and ready for occupancy, with the option to renew