

GREENVILLE CO. S. C.

(IMPROVED SERVICE STATION)



VOL 518 PAGE 217

FEB 10 11 03 A.M.

OLLIE FARNSWORTH R.M.C.

THIS LEASE, made this hundred and fifty-four Sixth day of October in the year one thousand nine between R. K. Taylor and Emmie M. Taylor, 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 County and Township of Greenville; State of South Carolina and more particularly described as follows:--

BEGINNING at the point in the northerly right-of-way line of the Southern Railway 442.8 feet westwardly from the intersection of the said right-of-way of the Southern Railway and Pendleton Road; thence westwardly along the right-of-way of Southern Railway 298.5 feet, more or less, to a stake; thence northerly 134.2 feet, more or less, at an angle of 58 degrees 35 minutes to Pendleton Road; thence southeastwardly along the curvature of the southern side of Pendleton Road to a point 440 feet westwardly of the intersection of Pendleton Road and Southern Railway; thence south 51 feet, more or less, at an angle of 84 degrees 30 minutes to the point of BEGINNING,

AND being a portion of property conveyed by Citizens Lumber Company to R. K. Taylor by deed dated July 30, 1934, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Book 172 at Page 143.

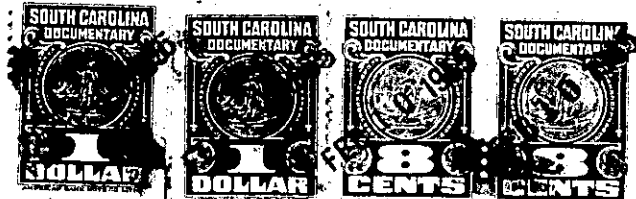
(The property above described being shown outlined in red on the attached blueprint).

Handwritten initials: RCH, Rame, RKJ, E.M.J., Rame

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 five (5) years beginning on the 1st day of January 19 55, and ending on the 31st day of December 19 59;

The said LESSEE, its successors or assigns, yielding and paying unto the said LESSOR as rental the sum of Ninety Dollars (\$90.00) per month, payable on the first day of each month, in advance.



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 (5) years next succeeding the term of this lease, at a rental during such renewal term of the sum of One Hundred Dollars (\$100.00) per month, payable on the first day of each month, in advance.
(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 (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.

For Plat in connection with this Lease See Deed Book 518, page 222

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