

For Agreement Amending Lease see Deed BK. 1083 Pf 11

Conrad
Dennis S. Lusk
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OLLIE FARNWORTH
THIS LEASE, dated October 9th, 1954, between EDNA D. JOHNSON
and B. W. JOHNSON, her husband
of 510 W. Main Street in Spartanburg, South Carolina
(herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation
with offices at 500 William-Oliver Building in Atlanta,
Georgia (herein called "Shell"),

WITNESSETH:

1. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described
land, situated at U. S. Highway 29 & Buncombe Road
in Greer, County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, located, lying and being
west of the Town of Greer, on the north side of U. S. Highway 29 (Lancaster
Lane) and on the west side of Buncombe Road, County of Greenville, State
of South Carolina, and being more particularly described as follows:-
beginning at an iron pin at intersection of right of ways of U. S. High-
way 29 and Buncombe Road and running thence along the right of way of
U. S. Highway 29 South 67-36 East 200 feet to an iron pin; thence North
28-00 East 100 feet to iron pin; thence North 67-36 East 200 feet to an
iron pin on right of way of Buncombe Road; thence along and with the
right of way of the Buncombe Road South 28-00 East 100 feet to the be-
ginning corner; the same being the southerly portion of that lot of
land shown on plat of property of J. A. White made by Joseph and Taylor,
surveyors, dated May 14, 1952,

E. B. J. Burt



together with all of Lessor's buildings, improvements, equipment and other property now or hereafter
located thereon, including those referred to in article 4 (and which, together with said land, are herein
collectively called "the premises").

2. The term of this lease shall begin on the date of completion of Lessor's construction of an
automobile service station on the premises, as provided in article 4, and shall end on the last day of the
One Hundred Eightieth (180th) full calendar month after such beginning date.

Shell shall have options to extend the term of this lease for five (5) additional
period(s) of one (1) year(s) each, on the same covenants and conditions as herein
provided, each of which options Shell may exercise by giving Lessor notice at least forty-five (45)
days prior to the expiration of the original term or the then-current extension period, as the case may
be. If Shell does not exercise its then-current option to extend, the term shall be automatically extended
from year to year, on the same covenants and conditions as herein provided, unless and until either
Lessor or Shell terminates this lease at the end of the original term or the then-current extension period
or any subsequent year, by giving the other at least thirty (30) days' notice.

3. Shell shall pay, as rent for each calendar month during the term of this lease, the sum of
Three Hundred and 00/100 Dollars (\$ 300.00), by check to the order of
, in advance on
or before the first day of each such month. Rent for any period less than a calendar month shall be
prorated.

4. Lessor shall, at Lessor's expense: (a) obtain from the proper public authorities all licenses and
permits necessary to authorize the construction and operation of the premises of an automobile service
station (including the removal of existing structures, if required), as hereinafter provided; and (b)
construct on the premises an automobile service station, including the buildings, improvements and equip-
ment described in Exhibit A hereof, in accordance with plans and specifications approved by Shell, at

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