

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

L-L-A-S-E

This agreement made at Greenville, South Carolina this the \_\_\_\_\_ day of October, 1954, by and between Sumner Hall, hereinafter called the Lessor, and Webster Oil Company, 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 following described property:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina,

BEGINNING at a stake on Rebecca Street and running thence with said street N. 1-W. 99 feet to the southeast corner of Ackley Road; thence with said road N. 61 - E. 115.6 feet to corner of lot owned by Will Hall; thence with his line S. 1 - E. 99 feet to a stake; thence S. 61-W. 115.6 feet to the beginning corner, together with the first floor of a building thereon and being the same property now occupied by the Lessee.

The term of this Lease shall commence on October 1, 1954 and continue for a period of five (5) years, ending on September 30, 1959. The Lessee is granted the refusal to renew this Lease for an additional five (5) years at a rental to be agreed upon by the Lessor and the Lessee or at a rental equal to the rental offered to the Lessor by any major oil company.

In consideration of the use of said premises for the said term, the Lessee promises to pay to the Lessor the sum of One Hundred and No/100 (\$100.00) Dollars per month, commencing October 1, 1954, payable on the fifteenth of each month in advance, the first monthly payment to be due and payable on the fifteenth of October, 1954.

The property herein leased to be used by the Lessee in conducting a retail gasoline and oil business and allied lines.

It is further agreed that the Lessor shall maintain and repair the service station building located on said premises, and any alterations or improvements desired by the Lessee must be done at the Lessee's expense under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor on the termination of this Lease.

