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7111 E. PARKWAY
R.H.C.

THIS LEASE, made this 20th day of December in the year one thousand nine hundred and Fifty Five between The Greenville News-Piedmont Company, a corporation duly organized under the laws of the 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, and more particularly described as follows:—

That lot, measuring One Hundred (100) feet by One Hundred (100) feet, situate on the Southeast corner of Main Street and Cauble Alley, approximately One Hundred Forty-One (141) feet Southward from Broad Street, in the City of Greenville, South Carolina.

The above description being taken from Book #200 at Page 309 in the Office of the B. M. C. for Greenville County, South Carolina and which was conveyed to the Socarnat Corporation by deed of conveyance recorded November 3, 1937.

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(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 adjoining 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 1956, and ending on the 31st day of December 1960;

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 and One-Half (1½) Cents 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 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 None years next succeeding the term of this lease, at a rental during such renewal term of

(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.