



LEASE

THIS LEASE, dated October 19th, 1955, between CLYDE E. JONES & LURA V. JONES, his wife

C. E. Jones
L. V. Jones
10/19/55

of E. North St. Extension in Greenville, South Carolina (herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 2000 Fulton National Bank 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 S.C. Hwy. #291 & E. North St. Extension in Greenville, County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land near the City of Greenville, County of Greenville, State of South Carolina and located on the southeastern intersection of East North Street Extension and S. C. Highway No. 291 and according to a plat of property of Clyde E. Jones by J. C. Hill, L. S., dated December 5, 1955 and having the following metes and bounds, to-wit: BEGINNING at a nail in cap, said nail in cap being the southeastern intersection of the right of way of the Old Spartanburg Road and S. C. Highway No. 291 and running thence with said Old Spartanburg Road N. 76-06 E. 100 feet to an iron pin; thence S. 8-14 E. 157.5 feet to an iron pin; thence S. 81-55 W. 100 feet to an iron pin on the western edge of the Highway No. 291 right of way; thence with said right of way N. 8-05 W. 84.1 feet; thence continuing N. 8-05 W. 63.3 feet to a nail in cap, point of beginning.

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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 two (2) additional period(s) of five (5) 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 Twenty-Five & 00/100 Dollars (\$ 325.00), by check to the order of Clyde E. Jones & Lura V. Jones, E. North St. Ext., Carrier #28, Greenville, South Carolina, 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 equipment described in Exhibit A hereof, in accordance with plans and specifications approved by Shell, at

For Agreement Amending See Deed Book 788 Page 639