

JUL 8 1957

FILED BOOK 580 PAGE 39  
GREENVILLE S.C.

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LEASE

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OLLIE FARRISWORTH

D-282-LB (Rev. 2-51) Printed in U.S.A.

THIS LEASE, dated AUGUST 30, 1956, between SOUTH FOREST ESTATES, INC.

of 15 N. Irvine Street 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 Augusta Rd. (U.S. Hwy. #25 South) near Stratford Road  
in Greenville, County of Greenville, State of South Carolina :



ALL that lot of land with the buildings and improvements thereon, situate on  
the Northwest side of Augusta Road, (also known as U. S. Highway No. 25) near  
the City of Greenville, in Greenville County, S. C., and having, according to  
a survey made by R. K. Campbell, Surveyor, January 5, 1957, recorded in the  
R.M.C. Office for Greenville County, S.C., in Plat Book GG, at Page 97,  
the following metes and bounds, to wit:

*Handwritten initials: JFM, ZN*



BEGINNING at an iron pin on the Northwest side of Augusta Road, said pin being  
at the point where the Northwest side of Augusta Road intersects with the North-  
east side of Stratford Road, and running thence along the Northeast side of  
Stratford Road, N 44-55 W, 150 feet to an iron pin; thence N 45-05 E, 150 feet  
to an iron pin; thence S 44-55 E, 162.1 feet to an iron pin on the Northwest  
side of Augusta Road; thence along the Northwest side of Augusta Road, S 49-42  
W, 150.5 feet to the beginning corner.

*Handwritten initials: JFM*



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 One (1) 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.

*Vertical handwritten note on the left margin: For Termination Agreement See Deed Book 827 Page 107  
For Agreement Supplementing Lease See Deed Book 589 Page 403*

*Handwritten initials: JFM*

3. Shell shall pay, as rent for each calendar month during the term of this lease, a sum equal  
to One & One-Fourth cent(s) (1-1/4¢) for each gallon of gasoline delivered to the premises  
during such month, as shown by Shell's records, but not less than Two Hundred Eighty-Five  
& 00/100 Dollars (\$285.00) nor more than Five Hundred Seventy & 00/100  
Dollars (\$570.00) for any such month; payable by check to the order of South Forest  
Estates, Inc., Greenville, S. C., on or before the fifteenth day of the following  
calendar month.

*Handwritten initials: JFM, ZN*