

FILED  
GREENVILLE CO. S. C.

MAY 8 2 47 PM 1958



OLLIE FARNWORTH  
S. C.

THIS AGREEMENT AND LEASE, made and entered into this Seventeenth day of April in the year one thousand nine hundred and Fifty-Eight by and between R. B. McCorkle and Daisy H. McCorkle, his wife

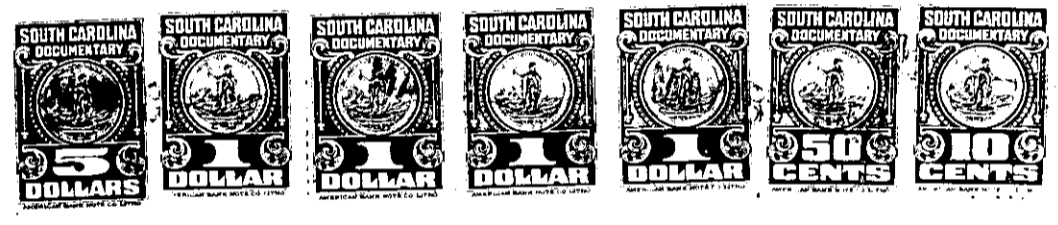
of 319 Meyers Drive, Greenville, South Carolina hereinafter called "LESSOR," and THE AMERICAN OIL COMPANY, a corporation duly organized under the laws of the State of Maryland, hereinafter called "LESSEE";

WITNESSETH:

1. That LESSOR has leased, let, demised and by these presents does lease, let and demise unto LESSEE, its successors, sublessees and assigns, the property situate in Town of Mauldin, County of Greenville, State of South Carolina

and more particularly described, as follows: BEGINNING at the point of intersection of the Eastern right-of-way line of U. S. Highway No. 276 (Laurens Road) and the Southern margin of Jenkins Street and running thence South 20 Deg. 30 Min. East along said right-of-way line of U. S. Highway No. 276 (Laurens Road) a distance of One hundred twenty-five (125.) feet to a point; thence North 76 Deg. 00 Min. East a distance of One hundred fifty (150.) feet to a point; thence North 20 Deg. 30 Min. West a distance of One hundred twenty-five (125.) feet to a point in the Southern margin of Jenkins Street; thence South 76 Deg. 00 Min. West along said margin of Jenkins Street a distance of One hundred fifty (150.) feet to the point of BEGINNING.

Being that parcel of land covered by Purchase Option dated April 16, 1958, between Jesse A. Fowler and R. B. McCorkle.



(as shown outlined in red on the blueprint plat attached hereto and made a part hereof).

TOGETHER WITH all buildings, improvements and equipment thereon or in connection therewith; and together with all rights, alleys, rights-of-way, easements, appurtenances thereunto belonging or in anywise appertaining; and together with all LESSOR'S right, title and interest in and to all sidewalks, pavements, curbs, alleys, streets and highways, abutting the demised premises or thereunto belonging.

*R. B. McCorkle  
D. H. McCorkle  
AAR  
HCA*

2. TO HOLD the aforesaid premises unto LESSEE, its successors, sublessees and assigns, for the term of Ten (10) Years beginning on the First day of September 19 58, and ending on the Thirty-First day of August, 19 68, hereinafter called "the original term."

*R. B. McCorkle  
D. H. McCorkle  
AAR  
HCA*

3. LESSEE shall pay the following rent to LESSOR on the following terms and conditions: The sum of Two Hundred Dollars (\$200.00) per month, payable on the first day of each month, in advance.

It being agreed, however, that said rent shall not commence nor shall it accrue until such time as LESSOR shall have erected and finally completed a gasoline service station on the demised premises, as hereinafter provided, and LESSEE shall have accepted actual possession thereof, by written notice to LESSOR.

*R. B. McCorkle  
D. H. McCorkle  
AAR  
HCA*

4. LESSEE shall have the following options to renew and extend this lease at the rent hereinafter mentioned, viz.:  
(a) An option to renew and extend this lease for a further term of Five (5) years next succeeding the term of this lease, at a rent during such renewal term of The sum of Two Hundred Twenty Dollars (220.00) per month, payable on the first day of each month, in advance.

*R. B. McCorkle  
D. H. McCorkle  
AAR  
HCA*

(b) A further option to renew and extend this lease for a further term of Five (5) years next succeeding the expiration of the first renewal period above mentioned, at a rent during such second renewal term of The sum of Two Hundred Fifty Dollars (\$250.00) per month, payable on the first day of each month, in advance.

*R. B. McCorkle  
D. H. McCorkle  
AAR  
HCA*

(c) A further option to renew and extend this lease for a further term of Five (5) years next succeeding the expiration of the second renewal period above mentioned, at a rent during such third renewal term of The sum of Two Hundred Seventy-Five Dollars (\$275.00) per month, payable on the first day of each month, in advance.

(Continued on next page)

SATISFIED AND CANCELLED OF RECORD  
14 DAY OF April 1966  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:06 O'CLOCK P. M. NO. 29573  
Cancellation Agreement See 249