



# Sinclair Refining Company

Form 1717-F (MGM) 10M 6-57 cc

S.C. R/W = 10.80

## LEASE AGREEMENT 9137

BOOK 607 PAGE 543

THIS AGREEMENT, in duplicate, made and entered into this 11th day of August A. D. 19 58, by and between E. H. BATSON

of 1712-A NEW BUNCOMBE RD street address GREENVILLE, SC party of the first part, Lessor (whether one or more, and when referred to by pronoun the singular neuter gender will be used), and SINCLAIR REFINING COMPANY, a Maine corporation, authorized to transact business as a foreign corporation in the State of SOUTH CAROLINA, having its principal business office at 600 Fifth Avenue, New York, New York, party of the second part, Lessee,

### WITNESSETH:

1. Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and by these presents does hereby rent and lease unto Lessee, its successors and assigns, the following described premises, used for and constituting an oil and gasoline service station, (including Lessor's right in or to the use of the land within street lines in front thereof), situate in the city of \_\_\_\_\_, County of \_\_\_\_\_, and State of \_\_\_\_\_, at No. \_\_\_\_\_

Street, (If in the country) 1 1/2 miles north of the City of GREENVILLE on US 25 & US 276

(Insert which direction)

Highway, State of SOUTH CAROLINA; said premises being also known as SERVICE STATION PREMISES OWNED BY E. H. BATSON; Being further described as:

ALL THAT LOT OF LAND LYING AND BEING IN THE COUNTY OF GREENVILLE STATE OF SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PIN AT THE NORTHEAST INTERSECTION OF US25-276 (BUNCOMBE RD) AND SC 291 AND CONTINUING IN A NORTHERLY DIRECTION ALONG THE EASTERN RIGHT OF WAY LINE OF US 25-276 A DISTANCE OF 115', MORE OR LESS: THENCE IN A SOUTH EASTERLY DIRECTION ALONG THE BACK WALL OF THE SERVICE STATION BUILDING A DISTANCE OF 85', MORE OR LESS: TO A POINT ON THE WESTERN RIGHT OF WAY OF SC 291; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE WESTERN RIGHT OF WAY OF SC



TO HAVE AND TO HOLD the above rented and leased premises with the buildings, improvements and fixtures, and such furniture, pumps, tanks, air compressors, appliances, pipe lines, unloading racks and unloading facilities as may now or hereafter be located or placed thereon by Lessor, and all rights, privileges and appurtenances thereunto belonging, together with any and all permits, whether village, city, county or state, unto Lessee, its successors and assigns, for a term of TEN (10) year. 8 from the 15th day of SEPTEMBER, A. D. 19 58 Lessor hereby covenants and agrees to place Lessee in possession of the demised premises and improvements at the beginning of and for said term. Lessor hereby gives and grants to Lessee the exclusive option and privilege of extending this lease for a period of X X X 1 X year. Lessee may exercise

(Continued on reverse side)