

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S.C.  
DEC 24 11 33 AM 1958

LEASE AGREEMENT

THIS LEASE AGREEMENT made and entered into this 1 day of Nov., 1958, by and between Woodward Investment Company, a South Carolina corporation having its principal place of business in Greenville County, South Carolina, hereinafter called "Lessor", and Atlas Oil Co., Inc., a South Carolina corporation having its principal place of business in said County and State, hereinafter referred to as "Lessee",

WITNESSETH:

The Lessor does hereby lease and demise unto the said Lessee, and the said Lessee does hereby lease and take as tenant, the following described premises, to-wit:



All that certain piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, at the southeasterly corner intersection of Augusta Road and Augusta Terrace, being known and designated as a major portion of Lot No. 2 on a plat of the Property of M. F. Woodward and Paul E. Talley, made by Dalton & Neves, Engineers, May, 1947, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book "N", at page 193, being more fully described as follows:

BEGINNING at the southeasterly corner intersection of Augusta Road and Augusta Terrace, and running thence N. 89-00 E. to a point perpendicular to the rear or easternmost line of a certain filling station building now situated upon the said property; thence N. 1-00 W., more or less, across said lot a line running adjacent to the said rear or easternmost line of said filling station building to a point in the line of Lot No. 1; thence S. 85-41 W. to a point on the Augusta Road, joint front corner of Lot Nos. 1 and 2; thence N. 1-00 W. 121.15 feet to the beginning corner.

Together with the right to occupy the second or ground floor of a certain two-story brick building now used as a filling station building. There is reserved, however, the right to occupy the first floor of said two-story brick building together with a certain strip of land included within the above description, being the same width as the present building, and running in a southerly direction from the southernmost side thereof to the line of Lot No. 1, to be used by the Lessor to park vehicles.

to be used for the purpose of conducting thereon a filling station business for a period of five (5) years beginning October 1, 1958, and ending at midnight on September 30, 1963, at a minimum base rental of One Hundred and No/100 (\$100.00) Dollars per month, payable in advance on the first day of each calendar month beginning November 1, 1958, in addition to a percentage rental of one (.01) cent per gallon on each gallon of gasoline sold and distributed by the Lessee on or from said premises leased herein, or the maximum sum of \$300.00 per month, whichever shall be the lesser, for each monthly period of time, all payments for the next insuing month to be based upon calculations for the preceding month.

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