



Sinclair Refining Company
LEASE AGREEMENT

Form 1717-F (MGM) 10M 5-58

BOOK 635 PAGE 231

SEP 30 1959

THIS AGREEMENT, in duplicate, made and entered into this 13th day of May
A. D. 1959, by and between Webster Oil Company, Inc.
P. O. Box 1015
Greenville, S. C.

of Greenville, S. C. street address
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 Greenville
County of Greenville, and State of South Carolina, at No.
Augusta Road & #291 By-Pass Street, (If in the country) miles
of the City of on
(Insert which direction)

Highway; State of; said premises
being also known as
Being further described as:

That certain lot of land on the Southeast corner of the intersection of the
Augusta Road and the Laurens Road-Augusta Road By-Pass Road in the County of Green-
ville, South Carolina, fronting 150 feet on the above intersection and extending
back 125 feet in depth on each side, bounded on the West, South and East by property
owned by Jerry H. Reeves, Jr., and on the North by said Highway right-of-way boundry.



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 unload-
ing 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 Two years, ten months, 27 days year
from the 4th day of September, A. D. 1959 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 none year. Lessee may exercise

(Continued on reverse side)

For Assignment of Rents see Deed Book 636 Page 17