

For collateral assignment of Lessee + Rents See Deed Book 834 Page 50
For collateral assignment of Lessee + Rents See Deed Book 749 Page 32



Sinclair Refining Company
LEASE AGREEMENT

Form 1717-F (MGM) 10M 5-58 24

BOOK 635 PAGE 255

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

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:

I, 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 Greenville, and State of Greenville Street, (If in the country) Three miles West of the City of Marietta on S. C. Hwy. #288 (Insert which direction) Highway, State of South Carolina; said premises

being also known as Gailey Mill Service Station Being further described as:

All that piece, parcel or lot of land situate, lying and being in Bates Township, County of Greenville, State of South Carolina, on the North side of State Highway #288, and having the following metes and bounds, to-wit: Beginning at a point in the center of State Highway #288, said point being at the joint corner of the Gailey Mill Property and the Stone Property, and running thence with the line of said Gailey Mill Property N. 18-45 W. 152 feet to a point; thence along the line of said Stone Property N. 82-30 E. 148 feet to a point; thence still along the line of said Stone Property S. 7-30 E. 150 feet to a point in the center of State Highway #288; thence along the center of said State Highway S. 82-30 W. 125 feet to the point of beginning.



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 13 years, 3 months, & 27 days year from the 13th 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 year Lessee may exercise

(Continued on reverse side)

For collateral assignment of Rents See Deed Book 636 Page 37