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284810 10092
Sinclair Refining Company
SEP 30 1959
LEASE AGREEMENT

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

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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 S. C., 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. E. North & #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: All that lot of land at the Southwest corner of the intersection of old Spartanburg Road and S. C. Highway #291, in the City of Greenville, in Greenville County, S. C., shown as a portion of Lot 1 on plat of W. R. Jones Estate, made by Dalton & Neves, Engineers, July 1945, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "B", at page 45, and having, according to a survey made by R. K. Campbell, Surveyor, August 1951, the following metes and bounds, to-wit: Beginning at the Southwest corner of the intersection of Old Spartanburg Road and S.C. Highway 291, and running thence along the East edge of said highway, S 8-56 E 150 feet to an iron pin; thence S 81-04 W 85 feet to an iron pin; thence N. 11-31 W 107.65 feet to an iron pin on the South edge of Old Spartanburg Road; thence along the South edge of Old Spartanburg Road, N. 55-50 E 100 feet to the beginning corner.



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, together with any and all permits, whether village, city, county or state, unto Lessee, its successors and assigns, for a term of fifteen years 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 17 yrs, 1 mo, & 26 days year. Lessee may exercise

(Continued on reverse side)

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