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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

L-E-A-S-E

This Lease made and entered into by and between Batson Oil Company, Lessor, and Clyde T. Green and Corine H. Green, Lessees,

W-I-T-N-E-S-S-E-T-H:

(1) Lessor does hereby lease unto the Lessees, and Lessees do hereby lease from Lessor, for the purpose of operating an automobile service station, the following described property:

All that piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, South Carolina, and, according to plat made by Terry T. Dill, Surveyor, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Poinsett Highway (U. S. No. 25), which pin is 224 feet in a southwesterly direction from the southeastern intersection of Poinsett Highway with Bellvue Road, and running thence S. 59 E., 200 feet; thence S. 25-30 W., 200 feet; thence N. 64-45 W., 6.3 feet to iron pin; thence N. 59 W., 193.3 feet to iron pin on the east side of Poinsett Highway; thence with Poinsett Highway, N. 25-30 E., 200 feet to the point of beginning.

*CTG  
CHB  
G.F.B.*

(2) The term of this Lease shall begin upon the date of ~~its execution~~ *completion of building* and shall run for a period of fifteen (15) years therefrom. Lessees shall have options to extend the term of this Lease for two (2) additional periods of five (5) years each upon the same terms and conditions as herein provided, each of which options Lessees may exercise by giving Lessor notice at least forty-five (45) days prior to the expiration of the original term or the then current extension period as the case may be.

*CTG  
CHB  
G.F.B.*

(3) Lessees shall pay as rent for each calendar month during the term of this Lease the sum of One Hundred Seven and 96/100 (\$107.96) Dollars by check to the order of Lessor, ~~in~~ *advance*, on or before the first day of each such month. Rent for any period less than a calendar month shall be prorated.

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