

MAY 5 9 0 AM



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

L-E-A-S-E

This Lease made and entered into this 20th. day of April, 1960, by and between Clyde T. Green and Corine H. Green, hereinafter called Lessors, and Batson Oil Company, hereinafter called Lessee,

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

(1) Lessors do hereby lease to Batson Oil Company, and Batson Oil Company hereby leases from Lessors, 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
CHS
G.F.D.*

(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. Lessee shall have options to extend the term of this Lease for two additional periods of five (5) years each upon the same terms and conditions as herein provided, each of which options Lessee may exercise by giving Lessors 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.

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G.F.D.*

(3) Lessee 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 Lessors, ~~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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