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LEASE

THIS LEASE, dated September 16, 1960, between E. P. HUNT & BONNIE B. HUNT, his wife

of Route #2 in Taylors South Carolina (herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 2000 Fulton National Bank Building in Atlanta Georgia (herein called "Shell"),

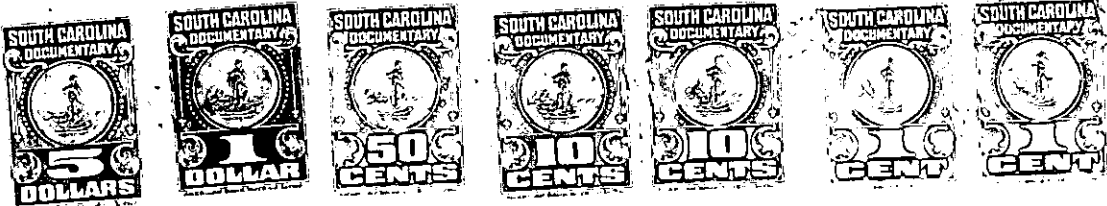
WITNESSETH:

1. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described land, situated at S. C. Highway #415 & Setterment Road in Taylors, County of Greenville, State of South Carolina :

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, in Oneal Township, at the northern intersection of S. C. Highway 415, also known as the Old Buncombe Road and a county road, and according to a survey made by Terry T. Dill on October 12, 1960, is described as follows:

BBH E.P.H.

BEGINNING at an iron pin at the northern corner of S. C. Highway 415 and a county road and running thence with the northwestern side of said county road N. 52-20 E. 151 feet to an iron pin; thence N. 44-50 W. 200 feet to an iron pin; thence S. 45-00 W. 150 feet to an iron pin on S. C. Highway 415; thence with the northeastern side of said highway S. 44-50 E. 180 feet to the beginning corner.



together with all of Lessor's buildings, improvements, equipment and other property now or hereafter located thereon, including those referred to in article 4 (and which, together with said land, are herein collectively called "the premises").

2. The term of this lease shall begin on the date of completion of Lessor's construction of an automobile service station on the premises, as provided in article 4, and shall end on the last day of the

One Hundred Twentieth

( 120th ) full calendar month after such beginning date.

Shell shall have options to extend the term of this lease for two ( 2 ) additional period(s) of five ( 5 ) year(s) each, on the same covenants and conditions as herein provided, each of which options Shell 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. If Shell does not exercise its then-current option to extend, the term shall be automatically extended from year to year, on the same covenants and conditions as herein provided, unless and until either Lessor or Shell terminates this lease at the end of the original term or the then-current extension period or any subsequent year, by giving the other at least thirty (30) days' notice.

3. Shell shall pay, as rent for each calendar month during the term of this lease, the sum of

One Hundred Forty & 00/100

Dollars (\$ 140.00 ), by check to the order of

E.P. Hunt & Bonnie B. Hunt, Route #2, Taylors, South Carolina

, in advance on or before the first day of each such month. Rent for any period less than a calendar month shall be prorated.

4. Lessor shall, at Lessor's expense: (a) obtain from the proper public authorities all licenses and permits necessary to authorize the construction and operation on the premises of an automobile service station (including the removal of existing structures, if required), as hereinafter provided; and (b) construct on the premises an automobile service station, including the buildings, improvements and equipment described in Exhibit A hereof, in accordance with plans and specifications approved by Shell, at

(Continued on Next Page)

For Agreement & Setlement See Deed Book 672 Page 539