

FILED  
GREENVILLE CO. S. C.

*S.C. 26116*

12159 OCT 23 1964

OCT 26 4 20 PM 1964  
JAMES FARNSWORTH

# Agreement for Lease of Real Estate

THIS AGREEMENT, made and concluded by and between William M. Webster III of Greenville, South Carolina herein called Lessor, and Marathon Oil Company, an Ohio corporation of Findlay, Ohio, herein called Marathon,

### WITNESSETH:

~~1. OPTION: In consideration of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, Lessor hereby gives and grants unto Marathon the exclusive right to lease the premises hereinafter described on the terms and conditions set forth, including the right of extension if any. This option shall be good until the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and shall be exercised when executed by the duly authorized personnel of Marathon, provided an executed copy thereof is delivered to the Lessor either personally or by depositing the same in the United States mail, registered or certified, and postage prepaid, on or before \_\_\_\_\_ of said expiration date. (NOTE: DELETE THIS FIRST PARAGRAPH IF OPTION PROVISIONS DO NOT APPLY)~~

2. LEASE: Lessor, in consideration of the rents and covenants hereinafter to be paid and performed by Marathon, does hereby grant and lease unto Marathon the premises hereinafter described, on the terms and conditions set forth, including the right of extension, if any.

3. PROPERTY DESCRIPTION: The premises herein leased are situated in the \_\_\_\_\_ City of \_\_\_\_\_ Greenville \_\_\_\_\_, and State of \_\_\_\_\_ South Carolina \_\_\_\_\_ and are described as follows:

A parcel of land fronting 125' on Wade Hampton Boulevard with a depth of 98.7' and being a true rectangle adjacent to and east of the University Park Motel. More particularly described as follows: commencing at the point of intersection of the West boundary of Beverly Lane with the North boundary of Wade Hampton Boulevard, thence S 52-26 W 251 feet to the point of beginning; thence continuing S 52-26 W a distance of 125 feet to a point; thence N 37-34 W a distance of 98.7 feet to a point; thence N 52-26 E a distance of 125 feet to a point; thence S 37-34 E a distance of 98.7 feet to the point of beginning. Said parcel shown on a plat prepared by Piedmont Engineering Service (Revised 4/4/62) for R. M. Caine Et. Al.

4. TERM: Marathon shall have and hold the same, with all appurtenances, buildings and improvements thereon, for a term ~~of 10 years~~ commencing the 1st day of October, 1964, and ending on the 14th day of May, 1978, unless extended or terminated as hereinafter provided.

5. RENT: During the term aforesaid, or any extension thereof, Marathon shall pay Lessor rent as follows:

The sum of Four Hundred and no/100 Dollars (\$400.00) per calendar month payable in advance on the first day of each and every month.



6. EXTENSION: As additional consideration for said rents and covenants to be paid and performed by Marathon, and as a condition thereto, Marathon is hereby given the right to extend this lease for \_\_\_\_\_ additional periods of \_\_\_\_\_ years each, upon the same rental, terms and conditions; provided, however, that Marathon shall give Lessor at least thirty (30) days' written notice before expiration of the primary term, or any extension, of its intention so to do.