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AGREEMENT FOR LEASE OF REAL ESTATE

OLLIE WORTH
R.M.C.
THIS AGREEMENT, made and concluded by and between MARATHON OIL COMPANY, an Ohio corporation of Findlay, Ohio, herein called "MARATHON", and WEBSTER SERVICE STATIONS, INC., a Delaware corporation of Greenville, South Carolina, herein called "LESSEE",

W I T N E S S E T H :

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

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

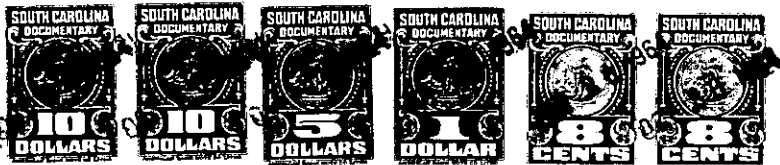
A parcel of land fronting 125' on Wade Hampton Boulevard with a depth of 98.7' and being a true rectangle adjacent to and east of the University Park Motel. More particularly described as follows: commencing at the point of intersection of the West boundary of Beverly Lane with the North boundary of 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.

3. TERM: Lessee shall have and hold the same, with all appurtenances, buildings and improvements thereon, for a term commencing the 1st day of October, 1964, and ending on the 14th day of May, 1978.

4. RENT: During the term aforesaid, or any extension thereof, Lessee shall pay Marathon 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.

5. TAXES, ASSESSMENTS AND REPAIRS: Lessee will promptly pay all taxes and assessments against the premises, the equipment, building and property as and when they become due, and will, at



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