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MODIFICATION OF LEASE

THIS AGREEMENT, made this 14th day of January, 1965, ~~1960~~, by and between L. M. Davenport and Dorothee B. Davenport, his wife; Dorothee D. Dorau and David Reeve Dorau, her husband; Luther Marchant Davenport, Jr.; Dorothee B. Davenport as Trustee for David W. Davenport, hereinafter referred to as "LESSOR", and The American Oil Company, a Maryland corporation, hereinafter referred to as "LESSEE",

W I T N E S S E T H

By indenture dated April 1, 1952, and recorded in the office of the R.M.C. for Greenville County, State of South Carolina, in Deed Book #457 at Page #522, LESSEE leased certain premises situated at the NWc of North Main Street and West Elford Street (formerly Springwood Avenue), in the City of Greenville, State of South Carolina; said lease being modified by Agreement dated April 1, 1957, recorded in the office of R.M.C. for Greenville County, State of South Carolina, in Deed Book #575, at Page #449; and as further modified by Agreement dated October 28, 1960, recorded in the office of R.M.C. for Greenville County, State of South Carolina, in Deed Book #664, at Page #263, said premises originally being leased to LESSEE by L. M. Davenport and his wife, Dorothee B. Davenport and subsequent interests being vested therein of one ninth in Luther Marchant Davenport, Jr.; one ninth in Dorothee D. Dorau (formerly Dorothee D. Davenport); one ninth in Dorothee B. Davenport as Trustee for David W. Davenport; and two thirds retained by L. M. Davenport, said premises being more particularly described below, as modified:

Beginning at the intersection of the westerly right-of-way line of North Main Street with the northerly right-of-way line of West Elford Street (formerly Springwood Ave.), thence along the northerly right-of-way line of West Elford Street (formerly Springwood Ave.), N. 60° 24' W 99.2 feet to a point; thence N 19° 01' E a distance of 36.0 feet to a point; thence S 69° 05' E a distance of 1.35 feet to a point; thence N 20° 55' E a distance of 57.3 feet to a point; thence S 64° 45' E a distance of 96.46 feet to a point on the westerly right-of-way line of North Main Street; thence S 20° 0' West a distance of 100.8 feet to the point of Beginning.

A portion of the above-described premises was condemned by the South Carolina Highway Department. Title vested in the condemning authority on November 13, 1964.

By virtue of certain provisions of the above-mentioned lease and modification thereof, LESSEE has certain rights in the event of such condemnation of the premises. This Agreement is made for the purpose of setting forth the understanding between the parties as to the application of LESSEE's rights to the above-mentioned condemnation.

Now therefore, in consideration of the mutual covenants hereinafter set forth and of other good and valuable considerations, the receipt whereof is hereby acknowledged, LESSOR and LESSEE do hereby agree that the above-mentioned lease dated April 1, 1952, as modified, shall be amended as follows:

1. Effective as of the date title vested in the condemning authority, the description of the leased premises shall be as follows:

Beginning at the intersection of the westerly R/W line of North Main Street with the northerly R/W line of West Elford Street, as established by the condemnation aforesaid; thence along the new northerly R/W line of West Elford Street and in a southwesterly direction on a curve to the left having a radius of 13 feet an arc distance of 10-1/2 feet more or less to a point; thence continuing along said new northerly R/W line of West Elford Street in a westerly direction a distance of 89 feet more or less to a point; thence N 19° 01' E a distance of 22.4 feet more or less to a point; thence S 69° 05' E a distance of 1.35 feet to a point; thence N 20° 55' E a distance of 57.3 feet to a point; thence S 64° 45' E a distance of 96.46 feet to a point on the westerly R/W line of North Main Street; thence S 20° 0' W a distance of 82.8 feet more or less to the point of beginning.

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