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LEASE TO COMPANY

AGREEMENT made this 25th day of October, 1965, by and between B. B. Caldwell and Fannie K. Caldwell, his wife, of 802 E. North Street, Greenville, South Carolina, hereinafter called "Lessor", and HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at

1600 Woodlawn Road, Charlotte, North Carolina

hereinafter called "Lessee".

WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to take all that lot, piece or parcel of land situate in

LOCATION

DESCRIPTION

Greenville
City or Town Address (Highway, if Rural)
Greenville South Carolina (Township— Inside Town Outside Town)
County State
more fully described as follows:

BEGINNING at an I.P. on the South Side of E. North Street at its intersection with the East Side of Toy Street and running thence along said South Side of E. North N 76 - 30 E 200' to an I.P. thence S 15-00 E 109.43' to a 10' alley, thence along alley S 76 - 37 W 200' to Toy Street thence along Toy Street N 15 - 00 W 109.0' to the point of beginning.

All corners are 2" I.P. filled with concrete.



together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging.

PERIOD

To hold the premises hereby demised unto Lessee for twenty (20) years, beginning on the 20th day of November, 1965, and ending on the 19th day of November, 1985, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:
For the first 10 years --
An annual rent of Forty-Eight Hundred and 00/100 (\$4800.00) Dollars in equal monthly installments of Four Hundred and 00/100 (\$400.00) Dollars payable on the first day of each month in advance.
For the second 10 years --
An annual rent of Fifty-Four Hundred and 00/100 (\$5400.00) Dollars in equal monthly installments of Four Hundred Fifty and 00/100 (\$450.00) Dollars payable on the first day of each month in advance.

RENEWAL

B.B.
[Signature]
(2) Lessee shall have the option of renewing this lease for two (2) additional periods of five (5) years each, the first of such period to begin on the expiration of the original term herein granted, and each successive period to being on the expiration of the period then in effect, upon the same terms and conditions as herein set forth, except the rent for the first five year period exercised by Lessee shall be Four Hundred Seventy-Five and 00/100 (\$475.00) Dollars per month payable on the first day of each month in advance, and the rent for the second five year period exercised by Lessee shall be Five Hundred Twenty-Five and 00/100 (\$525.00) Dollars per month payable on the first day of each month in advance, and all of said privileges of renewal shall be considered as having been exercised unless Lessee gives Lessor notice in writing at least thirty (30) days prior to the expiration of the period then in effect of its intention not to exercise such renewal privilege.

(CONTINUED ON NEXT PAGE)

SATISFIED AND CANCELLED OF RECORD
20 DAY OF OCTOBER 19 81
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:19 O'CLOCK A. M. NO. 9878