

Mae Humble Oil Co.
C. M. Traque
P. O. Box 120
Charlotte, N. C.

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WS 1297
BOOK 808 PAGE 557



PUBLIC RECORDS

LEASE TO COMPANY

AGREEMENT made this 12th day of October, 1966,

by and between W. E. Caldwell and his wife, of 718 West Lee Road ~~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".

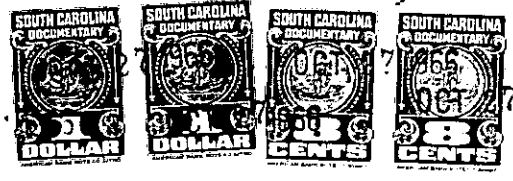
WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to

take all that lot, piece or parcel of land situate in the Town or City of RFD Taylors, County of Greenville, State of South Carolina more fully described as follows:

LOCATION

DESCRIP-
TION

One lot of land situated in above County and State, located four miles Northeast of Greenville, on the East side of U. S. Highway 29; beginning at a point on East side of U. S. Highway 29 and running in a Southeasterly direction 173 feet along the property line of C. S. Willingham to a point; thence in a Southwesterly direction 144.56 feet to a point; thence in a Northwesterly direction 173 feet to a point on U. S. Highway 29; thence in a Northeasterly direction 144.56 feet along U. S. Highway 29; to point of beginning. This property consists of Lots 7, 8, 9 and 10 as listed in Plat Book X, Page 57, Deed of Greenville County, Deed recorded in Deed Book 415 at Page 343 in RMC Office of Greenville County.



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together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging and together with all the buildings, improvements and equipment thereon or connected therewith, including the property listed under Schedule "A" hereto annexed.

PERIOD

TO HOLD the premises hereby demised unto Lessee for three (3) years less at noon the 1st day of November, 1966, for one (1) day, beginning on the 31st day of October, 1969, and ending on the 31st day of October, 1969, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:
An amount equivalent to One and One-Fourth Cents (1 1/4¢) for each gallon of gasoline and other motor fuels sold during the month or fraction thereof at said premises by Lessee, its Sublessees or Assigns, said rental to be payable on or before the 15th day of the month following the month in which the rental is earned; provided that said rental shall in no event be less than One Hundred Fifty and 00/100 Dollars (\$150.00) for each successive monthly period hereof. Lessee shall keep, or cause to be kept, such records as will accurately show the number of gallons of gasoline and other motor fuels sold at the demised premises and will permit Lessor to inspect such records at any time and from time to time during business hours when Lessor desires so to do.

RENEWAL

(2) Lessee shall have the option of renewing this lease for seven (7) additional periods of one (1) year each, the first of such periods to begin on the expiration of the original term herein granted, and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth 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.

TITLE

(3) Lessor covenants that it is well seized of the demised premises, has good right to lease them and hereby warrants and agrees to defend the title thereto and to reimburse and hold Lessee harmless from any loss by reason of any defect in the title. Lessor agrees to notify Lessee immediately upon any default in payment of mortgage interest or principal, or in payment of taxes or other liens upon the premises and Lessee shall have the right to make such defaulted payments for the account of Lessor. Any sums so advanced by Lessee, including costs and attorneys' fees incurred by Lessee in defending any suits and protecting its rights herein granted, shall bear interest at the rate of six per cent (6%) per annum, and the rent provided for herein may be applied to the payment of such sums and interest, or Lessee may require Lessor to pay any unpaid balance. Should the term of this lease or any renewal term provided for herein, expire before such sums with interest have been fully repaid to Lessee, Lessee may, at its option, continue to occupy said premises on the terms and conditions herein provided until such sums with interest have been fully repaid.