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OLLIE F. S. SETH  
**LEASE TO COMPANY**

AGREEMENT made this 20<sup>th</sup> day of July, 1967,  
by and between J. T. Massey and  
Sudie Massey, his wife, of  
Street, Mauldin, 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  
Mauldin Highway U. S. 276  
City or Town Address (Highway, if Rural)  
DESCRIP- Greenville South Carolina (Township— Inside Town  Outside Town)  
TION County State  
more fully described as follows:

BEGINNING at an iron pin on the western right-of-way line of U. S. 276  
said point being 530 feet northerly from Evening Way and running thence  
along line of Golden Strip Shopping Center S. 88° 12' W. 200 feet, thence  
N. 18° 14' W. 200 feet to an iron pin thence N. 88° 12' E. 200 feet to  
the right-of-way of U. S. 276, thence along right-of-way of U. S. 276  
S. 18° 14' E. 200 feet to the point of BEGINNING.



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

To hold the premises hereby demised unto Lessee for a period of time effective  
PERIOD the date hereof and ending on the 30th day of September 1987 on the following  
S. W. M. terms and conditions:

**RENTAL**

(1) Lessee shall pay the following rent:  
Commencing October 1, 1967, or upon the date on which the new service  
station improvements to be erected on the above described property are  
completed and such facility accepted by Lessee for operation, whichever  
date occurs first, a monthly rent of \$290.00 per month payable the first  
day of each month in advance.  
Option consideration in the amount of \$300.00 to be applied toward  
rent.

**RENEWAL**

(2) Lessee shall have the option of renewing this lease for two (2) additional  
periods of five (5) years 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 expi-  
ration 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 at-  
torneys' 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.

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