

3,840 = 41.90
JUL 4 5 12 PM 1968

WYOMIE BURGESS, FREEMAN & PUGHAM
BOX 10207, GREENVILLE, S. C.

XX

3.50
31469

LEASE TO COMPANY

BOOK 845 PAGE 437

AGREEMENT made this 6th day of May, 1968,
by and between Tobie Allen and Nettie S. Allen, his wife, of 2825 Laurens Road - Greenville, South Carolina 29607, 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

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



All that piece, parcel or tract of land on the north side of U. S. Highway 276 (Laurens Road) about five miles from the Greenville Courthouse, and being more particularly described and shown on a plat dated December 14, 1967, prepared by Webb Surveying, as follows: beginning at a concrete right-of-way marker on the east side of U. S. Highway 276, located approximately one hundred seventy-five (175') feet southeast of a frontage road on Interstate Highway 85; thence turning and running S 84-40 E three hundred fourteen (314') feet to an iron pin; thence and running S 48-04 W. two hundred sixteen and two-tenths (216.2') feet to a point along the right-of-way of U. S. Highway 276; thence turning and running N. 41-23 W. two hundred thirty (230') feet to the point of beginning.



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 15th day of MAY, 1968, and ending on the 14th day of MAY, 1988, on the following terms and conditions:

(1) Lessee shall pay the following rent:

RENTAL

An annual rent of FOUR THOUSAND EIGHT HUNDRED and 00/100 DOLLARS (\$4,800.00) in equal monthly installments of FOUR HUNDRED and 00/100 DOLLARS (\$400.00) payable on the first day of each month in advance; and in addition thereto an amount equivalent to ONE CENT (1c) for each gallon of gasoline and other motor fuels in excess of 240,000 gallons sold at said premises during each six months by Lessee, its Sublessees or Assigns, said additional rental, if any, to be payable on or before the 15th day of the month following the six months in which it is earned. 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.

Rent to commence on the 120th day from effective date hereof or the day the new service station improvements to be erected on above described property are completed and such facility accepted by Lessee for operation, whichever date occurs first.

Option consideration in the amount of \$500.00 to be applied to rent.

(CONTINUED ON NEXT PAGE)

Cancelled Need Bk 1229 pg 668
Dennis S. Lankley #19197
Dec 27, 1984

For Assignment of Lease See Deed Book 953 Page 257
See Deed Book 895 Page 248