

OCT 6 1970
LEASE TO COMPANY

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September 1970

OLLIE FARRIS NORTH

AGREEMENT made this 1st day of

by and between E. M. Gilstrap and
Mary L. W. Gilstrap, his wife, of
R. F. D. #11 Street, Greenville
State of 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

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

M.L.W. 1
EMG
Willie

All that certain piece, parcel or lot of land situate lying and being at the southwest corner of the intersection of White Horse Road (S.C. 250) and Bramlett Road (S.C. 253) in the County of Greenville and State of South Carolina, as shown on Plat of Survey prepared for Humble Oil & Refining Company by Webb Surveying & Mapping Company, dated March 26, 1970, is more fully described as follows:

Beginning at an I. P. at the southwest intersection of White Horse Road (S.C. 250) and Bramlett Road (S.C. 253) and running thence along the West side of Bramlett Road S. 59-30 W. 175 feet to an I. P., thence leaving Bramlett Road N. 52-08 W. 150 feet; thence N. 51-03 E. 175 feet to an I. P. on the South side of White Horse Road; thence along White Horse Road S. 49-40 E. 175 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 fifteen (15) years, beginning on the first day of September, 1970, and ending on the thirty-first day of August, 1985, on the following terms and conditions:

M.L.W. 2
EMG
Willie

- (1) Lessee shall pay the following rent:
A monthly rent of THREE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS (\$375.00) payable on the first day of each month in advance.
For the first extended period of five (5) years, if exercised, a monthly rental of FOUR HUNDRED FIFTY AND 00/100 DOLLARS (\$450.00) payable on the first day of each month in advance.
For the second extended period of ten (10) years, if exercised, a monthly rental of FIVE HUNDRED AND 00/100 DOLLARS (\$500.00) payable on the first day of each month in advance.

RENEWAL

M.L.W. 3
EMG

(2) Lessee shall have the option of renewing this lease for one (1) 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 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.

(Continued on next page)

Consolidated Building
1000 S. 1st St. Greenville S.C.
9483 Aug 29, 1970