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1405 10092
Sinclair Refining Company
LEASE AGREEMENT

Form 1717-F (MGM) 10M 5-58
BOOK 635 PAGE 203

THIS AGREEMENT, in duplicate, made and entered into this 13th day of May
A. D. 19 59 by and between Webster Oil Company, Inc.
P. O. Box 1015

of Greenville, S. C. street address
party, of the first part, Lessor (whether one or more, and when referred to by pronoun the singular neuter gender will be used), and **SINCLAIR REFINING COMPANY**, a Maine corporation, authorized to transact business as a foreign corporation in the State of South Carolina, having its principal business office at 600 Fifth Avenue, New York, New York, party, of the second part, Lessee,

WITNESSETH:

1. Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and by these presents does hereby rent and lease unto Lessee, its successors and assigns, the following described premises, used for and constituting an oil and gasoline service station, (including Lessor's right in or to the use of the land within street lines in front thereof) situate in the city of Simpsonville, County of Greenville and State of South Carolina, at No. Main and College Streets Street (If in the country) _____ miles of the City of _____ on _____ (Insert which direction) _____ Highway, State of _____; said premises

being also known as _____
Being further described as:

That certain lot of land situated at the Northeastern corner of Main and College Streets in the Town of Simpsonville, South Carolina, fronting 128 feet on Main Street and running back 100 feet in depth on each side; being known as a part of Lot No. 1, as shown on Map No. 1 of the A. R. Hunter Estate, made by W. J. Riddle, Surveyor, in August of 1947.



TO HAVE AND TO HOLD the above-rented and leased premises with the buildings, improvements and fixtures, and such furniture, pumps, tanks, air compressors, appliances, pipe lines, unloading racks and unloading facilities as may now or hereafter be located or placed thereon by Lessor, and all rights, privileges and appurtenances thereunto belonging, together with any and all permits, whether village, city, county or state, unto Lessee, its successors and assigns, for a term of 12 years, 3 months, 27 days year, from the 13th day of September, A. D. 19 59. Lessor hereby covenants and agrees to place Lessee in possession of the demised premises and improvements at the beginning of and for said term. Lessor hereby gives and grants to Lessee the exclusive option and privilege of extending this lease for a period of Five (5) year. 5 Lessee may exercise

(Continued on reverse side)