



10092
Sinclair Refining Company
SEP 30 1959
LEASE AGREEMENT

Form 1717-F (MGM) 10M 5-58

BOOK 635 PAGE 207

3 on collateral assignment of Lessee + Rents see Deed Book 749 Page 327

THIS AGREEMENT, in duplicate, made and entered into this 13th day of May
A. D. 1959, by and between Webster Oil Company, Inc.

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 Greenville
County of Greenville, and State of South Carolina, at No.
Old Anderson Road and Somerset 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:

All those pieces, parcels or lots of land in Greenville Township, Greenville County,
State of South Carolina, known and designated as Lots 1, 2, 3, 4, 5, 6, and 7 of Anderson
Street Highlands according to plat made by Dalton and Neves, Engineers, in 1939, and re-
corded in the R. M. C. Offices for Greenville County in Plat Book "J", Page 157, and having
the following metes and bounds, according to said plat: Beginning at an iron pin on the
Eastern side of the Anderson Road, joint corner of the property of the V.C.G. Company and
Anderson Street Highlands, and running thence with Anderson Road S. 43-27 W. 43 feet to a
point, joint Southern corner of Lots No. 2 and No. 3; thence along the dividing line of
said lots S. 47-20 E. 90 feet to a 15.8 foot alley; thence with said alley E. 42-40 E.,
43 feet to point in line of property of V. G. C. Company; thence with said line N. 47-20
W. 90 feet to the point of beginning and being Lots No. 1 and No. 2.

Also, beginning at an iron pin on the Eastern side of Anderson Road at the North-
eastern intersection of Anderson Road and East King Street, and running thence with Ander-
son Road N. 43-27 E. 107 feet to a point, joint north corner of Lots No. 2 and No. 3;
thence with the dividing line of said lots S. 47-20 E. 90 feet to a 15.8 foot alley;
thence with said alley S. 42-40 W. 107 feet to an iron pin on East King Street; thence
with East King Street N. 47-20 W. 90 feet to the point of beginning, and being lots No.
3, 4, 5, 6 and 7.

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 unload-
ing 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 9 years, 5 months, 15 days _____ year _____
from the 13th day of September _____, A. D. 1959. 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 _____ year _____ Lessee may exercise

(Continued on reverse side)

For Assignment of Rents see Deed Book 636 Page 31