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9.44 10692
Sinclair Refining Company
SEP 30 1959
LEASE AGREEMENT

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

BOOK 635 PAGE 227

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. North Bramlett Road 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 that piece, parcel or lot of land situate, lying and being on the Northern side of Bramlett Road, near the City of Greenville, County of Greenville, South Carolina, State of South Carolina, and known and designated as portion of Lots #1 and #2, Section D of Plat of Property of H. H. and Alice M. Willis recorded in R. M. C. Office in Greenville County in Plat Book J at Page 150 and Page 151; and according to a plat later prepared by J. Mack Richardson and entitled the property of W. E. Durham, dated February 1959; having the following metes and bounds; to wit: Beginning at an iron pin on the Northern side of Bramlett Road at the corner of this tract and other property of the Lessor; which iron pin is 183.7 feet West of the Eastern boundary of the Durham property and running thence along the Northern side of Bramlett Road S 70-15 W for 94.3 feet to a point; thence continuing along side of road S 78-00 W for 95.9 feet to an iron pin at the corner of other property of Lessor, and running thence along a new line N. 16-06 W for 140.8 feet more or less to an iron pin; running thence N. 60-46 E for 194.2 feet to an iron pin; running thence S 16-06 E for 188.5 feet to an iron pin at point of beginning. Together with all improvements and buildings situate thereon.



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 11 years, 4 months, 27 days year from the 4th 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)

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