

JUL 26 1962

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LEASE TO COMPANY

* AGREEMENT made this 25 day of JUNE, 1962,
* by and between Mobile Bottle Gas Co. and
* Greenville Street, his wife, of
* State of South Carolina, hereinafter called "Lessor", and
* HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at
* hereinafter called "Lessee".

LOCATION

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

DESCRIPTION

* Greenville
City or Town Address (Highway, if Rural)
* Greenville South Carolina (Township— Inside Town Outside Town)
County State

more fully described as follows:

* All that piece, parcel or lot of land situate, lying and being in Austin
* Township, Greenville County, South Carolina, on the northern side of
* Parkin's Mill Road containing 1.17 acres, more or less, according to a
* plat of "Property of Mobile Bottle Gas Co." recorded in the RMC Office
* for Greenville County, South Carolina, in Plat Book AAA at Page 127,
* and having according to said plat the following metes and bounds:
* BEGINNING at an iron pin at the northwest corner of the intersection
* of Parkin's Mill Road and a 50 foot street and running thence along the
* northern edge of Parkin's Mill Road S. 83-05 W. 238.3 feet to an iron
* pin; thence N. 16-00 E. 297.3 feet to an iron pin; thence N. 66-50 E. 136.1
* feet to an iron pin on the western edge of said 50 foot street; thence along
* the edge of said 50 foot street S. 40-55 E. 300 feet to an iron pin, the
* point of BEGINNING.

together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging and together with all the buildings, improvements and equipment thereon or connected therewith, and the service station building and facilities hereinafter referred to, including the property listed under Schedule "A" hereto annexed.

PERIOD

* To hold the premises hereby demised unto Lessee for Five (5) years, beginning on
* the 1st day of August, 1962, and ending on the 31st
* day of July, 1967, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:

* An annual rent of Two Thousand Three Hundred Nineteen and 96/100 Dollars
* (\$2,319.96) in equal monthly installments of One Hundred Ninety-Three and
* 33/100 (\$193.33) Dollars payable on the first day of each month in advance.

RENEWAL

(2) Lessee shall have the option of renewing this lease for additional periods of one (1) year 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)

See Agreement Re Plat Book 703 Page 139

