

OCT 26 4 28 Agreement for Lease of Real Estate

THIS AGREEMENT, made and concluded by and between William M. Webster III of Greenville, South Carolina

herein called Lessor, and Marathon Oil Company, an Ohio corporation of Findlay, Ohio, herein called Marathon,

WITNESSETH:

1. **OPTION:** In consideration of One Dollar (\$1.00) and other valuable considerations, receipt of which is hereby acknowledged, Lessor hereby gives and grants unto Marathon the exclusive right to lease the premises hereinafter described on the terms and conditions set forth, including the right of extension if any. This option shall be good until the _____ day of _____, 19____, and shall be exercised when executed by the duly authorized personnel of Marathon, provided an executed copy thereof is delivered to the Lessor either personally or by depositing the same in the United States mail, registered or certified, and postage prepaid, on or before midnight of said expiration date. (NOTE: DELETE THIS FIRST PARAGRAPH IF OPTION PROVISIONS DO NOT APPLY)

2. **LEASE:** Lessor, in consideration of the rents and covenants hereinafter to be paid and performed by Marathon, does hereby grant and lease unto Marathon the premises hereinafter described, on the terms and conditions set forth, including the right of extension, if any.

3. **PROPERTY DESCRIPTION:** The premises herein leased are situated in the _____ County of _____ Greenville _____ and State of _____ South Carolina _____ and are described as follows:

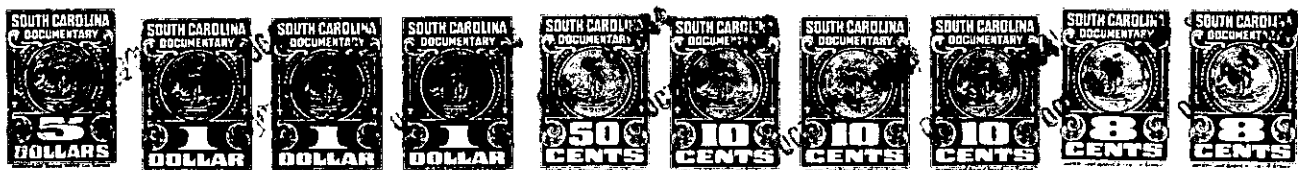
All That certain piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, situate, lying and being on the Western side of Poinsett Highway, U.S. #25 and bounded on the South by Langston Creek and on the North by property of Grantor and having according to a recent plat of said property by Dalton & Neves, dated February, 1960, the following metes and bounds, to-wit: Beginning at an iron pin on the Western side of Poinsett Highway, which iron pin is located at the center of Langston Creek, and running thence N 76-17 W 95.3 feet to an iron pin thence S 78-58 W 82.4 feet to an ironpin; thence N 34-27 w 125.1 feet to an iron pin thence N 78-33 E 150 feet to an iron pin on the Western side of the Poinsett Highway, thence along the Western side of Poinsett Highway S 39-11 E 70 feet to an iron pin thence continuing along Poinsett Highway S 31-14 E 102.5 feet to an iron pin, the point of beginning.

Lessor hereby reserves an easement of twelve (12) feet in width along the entire Northeast boundary of the above property consisting of a depth of 150 feet, as described above, if and when needed as an ingress and egress to the said Lessor's property situated directly behind and joining the rear boundary line of the above property for 125.1 feet, as described above.

4. **TERM:** Marathon shall have and hold the same, with all appurtenances, buildings and improvements thereon, for a term ~~XXXXXXXXXX~~ commencing the 1st day of October, 1964, and ending on the 14th day of July, 1971, unless extended or terminated as hereinafter provided.

5. **RENT:** During the term aforesaid, or any extension thereof, Marathon shall pay Lessor rent as follows:

The sum of Two Hundred Seventy-seven and 56/100 Dollars (\$277.56) per calendar month payable in advance on the first day of each and every month.



6. **EXTENSION:** As additional consideration for said rents and covenants to be paid and performed by Marathon, and as a condition thereto, Marathon is hereby given the right to extend this lease for _____ additional periods of _____ years each, upon the same rental, terms and conditions; provided, however, that Marathon shall give Lessor at least thirty (30) days' written notice before expiration of the primary term, or any extension, of its intention so to do.

For Conditional Assignment of Lease See Deed Book 761 Page 271