

LEASE AGREEMENT

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THIS AGREEMENT made this 29th day of August, 19 62, between W. R. Whitire, W. D. Whitire, W. E. Whitire, T. E. Whitire and Sarah W. Williams, individually and as all of the Heirs-at Law of the Estate of Grace M. Whitire, deceased of _____, hereinafter referred to as Lessor (whether one or more), and THE PURE OIL COMPANY, an Ohio corporation, hereinafter referred to as Lessee,

WITNESSETH:

1. Lessor hereby leases and lets unto Lessee that certain tract or parcel of land situated ^{near} the City of Greenville, County of Greenville, and State of South Carolina described as follows:

All that piece, parcel of lot of land belonging to the Grace M. Whitire Estate, lying near the intersection of S. C. Highway 250 and I-85, being more fully described as follows:

BEGINNING at a point on the right of way of I-85 and on the line of the Grace M. Whitire Estate at the intersection of property of Bertie L. McWhite S. 83-05 E. 192.3' from the projection of the rights of way of S. C. Highway 250 and I-85, and being the northeast corner of property leased to The Pure Oil Company; and running thence along the property line of Bertie L. McWhite S. 83-05 E. 105' to an iron pin; thence a new line through the Grace M. Whitire Estate S. 15-32 W. 137.2' to an iron pin; thence S. 84-07 W. 45' to an iron pin, being the southeast corner of property leased to the Pure Oil Company; thence along the leased line N. 8-47 W. 150' to the BEGINNING point.

together with all appurtenances thereto belonging or in anywise appertaining, and all rights, title and interest of Lessor in and to any and all roads, streets, alleys and ways bounding said premises ^{and six months}

2. To have and to hold the same unto the Lessee for a period of Nineteen years (19 yr years) commencing on the First (1st) day of October, 19 62 and ending on the Thirty-first (31st) day of March, 19 82, hereinafter referred to as the original term.

Lessee is hereby granted the option of extending this lease for an additional period of Five (5) years commencing on the First (1st) day of April, 19 82, and ending on the Thirty-first (31st) day of March, 19 87, under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the original term.

w. R. W.
W. D. W.
W. E. W.
T. E. W.
A. W. W.

~~Lessee is hereby granted the further option of extending this lease for an additional period of _____ () years commencing on the _____ () day of _____, 19 _____, and ending on the _____ () day of _____, 19 _____, under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the first extended term.~~

3. Lessee agrees to pay as rent for said premises:

The sum of Twenty-five (\$25.00) Dollars per month, payable monthly in advance on or before the first day of each calendar month.

Rental may be paid by check or draft of Lessee, mailed or delivered to Lessor on or before the due date.

4. Lessee is hereby granted the right to raze and remove any or all buildings and improvements of every character upon the demised premises, and to retain all salvage materials and supplies therefrom for Lessee's own account, without any cost or liability therefor; and to place such improvements, additions and equipment on the demised premises as in Lessee's sole judgment may be desirable for maintaining and conducting a service station for the sale of petroleum products, automobile accessories and service and/or other business thereon, including (but not by way of limitation) erection and/or alterations of buildings, construction of concrete or other drives, installation of underground storage tanks and dispensing equipment, lighting facilities, hydraulic or other lifts, advertising signs and structures, and sundry equipment and facilities.