

AGREEMENT AMENDING LEASE

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THIS AGREEMENT, dated this 3rd day of July, 1953, by and between T. G. Stone of Camp Road in the City of Greenville, County of Greenville, State of South Carolina, herein called "Lessor", and SHELL OIL COMPANY, a Delaware corporation with offices at 500 William-Cliver Bldg., in the City of Atlanta, County of Fulton, State of Georgia, herein called "Shell"

WITNESSETH:

THAT LEAS, by lease dated the 23rd day of November, 1949, Lessor leased to Shell certain premises situated at 1115 1/2 Wood Streets in the City of Greenville, County of Greenville, State of South Carolina, more fully described in said lease, recorded in Book 399, Page 57, of the Deed Records in the Office of the T. R. C. of Greenville County, State of South Carolina and

THAT LEAS, Lessor and Shell desire to amend said lease in the particulars herein set forth:

NOW, THEREFORE, in consideration of the mutual promises herein expressed and of one dollar (\$1.00) paid to Lessor, receipt thereof is hereby acknowledged, Lessor and Shell hereby agree as follows:

1. Article Third of said lease is hereby amended to read and provide as follows:

"Shell shall have options to extend the term of this lease for (a) one additional period of five years on the same covenants and conditions as herein provided, except that the next term of such extension period shall be one hundred ninety dollars (\$190.00) per each calendar month, and (b) one further additional period of five years on the same covenants and conditions as herein provided, except that the next term of such extension period shall be two hundred dollars (\$200.00) for each calendar month, it being understood that such option to extend as is recited under sub-section (a) herein shall be exercised by Lessor upon the condition that Shell complete not later than August 31, 1954, and at a cost of not less than three thousand five hundred dollars (\$3,500.00) not more than five thousand seven hundred dollars (\$5,700.00) the modernization of the service station building situated on the leased premises in a manner conforming, substantially, to that of Exhibit A shown on the sketch attached hereto and in the part hereof, together with the resurfacing of certain portions of the yard area by Shell at a cost not to exceed three hundred dollars (\$300.00). Shell may exercise each of said options to extend (under sub-sections A and B) by giving written notice to Lessor of such exercise at least thirty days prior to the expiration of the then current term.

2. The aforesaid lease, as hereby amended, is, in and to all its particulars, hereby confirmed and continued.

3. For all purposes of this Agreement, Lessor hereby releases and waives all rights of homestead, dower and courtesy in said premises.

4. This Agreement shall be binding upon and shall inure to the benefit of the heirs, administrators, executors, successors and assigns of Lessor, and the successors and assigns of Shell.

For Plat in connection with this Agreement See Page 486 in this Book