

OCT 7 - 1963

GREENVILLE CO. S.C.

SS # 20038 Greenville, S.C.

10282

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BOOK 733 PAGE 211

KNOW ALL MEN BY THESE PRESENTS:

That R. E. Houston, Jr. as Trustee under Agreement dated February 28, 1950 as Lessor, in consideration of One Dollar (\$1.00) and other valuable considerations, hereby demises, leases and lets unto Phillips Petroleum Company, a corporation, with an office in Bartlesville, Oklahoma, as Lessee, the following described premises situated in the city of Greenville, County of Greenville and State of South Carolina

TO WIT:

All that certain piece, parcel or lot of land situate at the Southeast corner of East North Street and Boyce Avenue, lying and being in the City of Greenville and having the following metes and bounds to wit: Beginning at a stake at the Southeast corner of East North Street and Boyce Avenue running thence along Boyce Avenue S 14-45 E. 111.7 feet to a stake at the 10' alley; thence along the alley N. 76-45 E. 205.4 feet to a stake; thence N. 14-49 W. 111.7 feet to a stake at East North Street; thence S. 76-45 W. 204.9 feet along East North to the stake at the point of beginning; as recorded in R. M. C. Office, Greenville County, South Carolina, in Plat Book "A", Page 179, according to survey made July 23, 1962 by Carolina Engineering and Surveying Company, Greenville, South Carolina, and being the property of R. E. Houston, Jr. and I. H. Houston, as Trustees.



For True Consideration See Affidavit Book 25 Page 211

together with improvements situated thereon, for twenty (20) years beginning on date evidenced signed by both parties as provided in Lease Agreement of even date with one (1) renewal option(s) by which the lease can be extended a total of ten (10) additional years. This term may be further enlarged at the option of Lessee for so many full months as the amounts of certain possible specified claims of Lessee against Lessor plus interest shall pay the monthly rentals provided in the lease.

During the term hereof Lessee is granted an option to meet a bona fide offer of another to buy the leased property or lease it for a term to begin after the term hereof. LESSOR HEREBY AGREES TO CONSIDER SUCH OFFER TO THE EXTENT OF THE LEASED PROPERTY TO THE EXTENT OF THE TERM HEREOF.

This lease and said options are subject to all the conditions, terms and provisions and grant all rights and privileges set forth at large in lease agreement of even date between the parties hereto, which agreement is adopted herein and made a part hereof by reference to the same full extent as if all the provisions thereof were copied in full herein.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the 7 day of May, 1963.

WITNESS TO PPCo. SIGNATURE:

Handwritten signatures of witnesses for Phillips Petroleum Company.



PHILLIPS PETROLEUM COMPANY

By W. O. White Lessee Asst. Sales Mgr.

WITNESS TO LESSOR'S SIGNATURE:

Handwritten signatures of witnesses for the lessors: W. F. Boswell, Martha Ruff, C. S. Fox, and I. H. Houston.

As to R. E. Houston, Jr. As to I. H. Houston as Trustees under Agreement dated February 28, 1950

STATE OF SOUTH CAROLINA) COUNTY OF GREENVILLE)

Personally appeared before me W. F. Boswell and made oath that he saw the within-named R. E. Houston, Jr. Agreement dated February 28, 1950 as Trustees under his wife, sign, seal and as this act and deed, deliver the foregoing S. S. Lease and that he with C. S. Fox witnessed the execution thereof.

Handwritten signature of W. F. Boswell.

SWORN to before me this 1 day of May, 1963. Claude S. Fox (L. S.) Notary Public

(CONTINUED ON NEXT PAGE)