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13 years mail

SS 23694
BOOK 833 PAGE 487

RECORDING REQUESTED BY

FILED
GREENVILLE CO. S. C.

WHEN RECORDED MAIL TO

NOV 29 11 44 AM 1967

OLLIE TAPNSACRTH
R.M.C.

SPACE ABOVE THIS LINE FOR RECORDER'S USE.

SHORT FORM LEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT REPROCO, INC., a Delaware corporation having an address at 129 South State Street, Dover, Delaware, 19901, as Lessor, in consideration of One Dollar (\$1.00) and other valuable considerations, hereby demises, leases and lets unto PHILLIPS PETROLEUM COMPANY, a Delaware corporation, with an office and post office address at Bartlesville, Oklahoma, 74003, as Lessee, the following described premises situated in or near the city of Greenville, County of Greenville and State of South Carolina, to wit:

S.S. 23694

up

ALL that piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots 10, 11 and 12 as shown on Section N of Plat of O. P. Mills Property, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book C, at page 176, and having, according to plat of property of Phillips Petroleum Company made May 29, 1965, by Piedmont Engineering and Architects, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southeastern intersection of Augusta Street and Grove Road at the edge of the right-of-way for a sidewalk; and running thence S. 48-08 E., 204.55 feet to an iron pin; thence S. 42-58W., 173.4 feet to an iron pin on the edge of a five foot alley; thence along said alley, N. 48-06 W., 211.3 feet to an iron pin on the edge of the sidewalk along Grove Road; thence along the sidewalk along Grove Road, N. 45-27 E., 173.1 feet to an iron pin, the point of beginning.

This being the identical property conveyed to Reproco, Inc., by Deed from U. N. Lancianese and Susan K. Lancianese, dated ~~August~~ ^{October} 28, 1965, recorded October 29, 1965, in Deed Book 785, page 35, RMC Office for Greenville County, S. C.

together with improvements, equipment and personal property situated thereon, for a term commencing on the 26th day of October, 1967 and continuing thereafter until midnight December 31, 1992 with ten (10) renewal options by which this lease can be extended a total of fifty (50) additional years.

During the term hereof Lessee is granted an option to meet a bona fide offer to purchase the demised premises and property. Lessee is also granted an option to purchase the leased premises and property during the term hereof. Lessee is also granted an option to cancel this lease under certain circumstances.

This lease and said options are subject to all conditions, terms and provisions of and grants 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.

(Continued on next page)

For Concession Case - see Deed Book 1056 of Case 2682

