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CLERK OF COURTS  
R. M. S.

LEASE

THIS IS A LEASE, dated May 29, 1968, between Sans Souci Housing, Inc., of Box 8007, Station A in Greenville, South Carolina (herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 230 Peachtree St., N.W., in Atlanta, Georgia, 30303 (herein called "Shell"):

1. DEMISE. In consideration of the sum of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described land situated at I-85 and Access Rd. to U. S. 25 on Bank of Brushy Creek near Greenville, County of Greenville, State of South Carolina:

Said property being in the Southwestern quadrant of Brushy Creek and I-85 Frontage Road which is further identified as being in the Southwestern quadrant of the intersection of I-85 and U. S. #25, beginning at an iron pin on the southerly bank of Brushy Creek at the S. C. Highway Department Right of Way approximately 20 feet from centerline of said creek and running Southeasterly along said right-of-way line (S30-30E) a distance of 20 feet, thence S 64°-20'W for a distance of 30 feet, thence N 30°-30'W for a distance of 20 feet, thence N 64°-20'E for a distance of 30 feet to the point of origin.

Shell hereby grants to Lessor an easement over and across the above described premises for the purpose of ingress and egress by Lessor, his lessees, licensees, and invitees, to and from the property owned by Lessor adjoining the leased premises on the West. However, Lessor shall not permit any signs to be constructed within one hundred fifty (150) feet to the West of the premises that would obstruct Shell's sign to be installed on the premises.

together with all rights, privileges and appurtenances thereto (and which, with the land, are herein collectively called "premises").

2. TERM. The primary term of this Lease shall begin on the 15th day of June, 1968, and shall end November 30, 1980. Shell shall have options to extend this Lease for Two (2) additional period(s) of Five (5) year(s) each, on the same covenants and conditions as herein provided, any one or more of which options Shell may exercise by giving Lessor notice at least forty-five (45) days prior to the expiration of the primary term or the then-current extension period, as the case may be. If Shell does not have or does not exercise any then-current option to extend, this Lease shall be automatically extended from year to year, on the same covenants and conditions as herein provided, unless and until either Lessor or Shell terminates this Lease at the end of the primary term or the then-current extension period or any subsequent year, by giving the other at least thirty (30) days' notice.

3. PERMITS-TITLE-POSSESSION. Lessor shall, at Lessor's expense, promptly apply for and diligently endeavor to obtain all necessary legal permission to use the premises for the erection thereon of a Shell Identification Sign in accordance with Shell's plans and specifications. Within Thirty (30) days after obtaining such permission, Lessor shall, at Lessor's expense, clear the title to the premises from all liens, encumbrances, restrictions and other defects, and deliver to Shell possession of the premises, cleared of all structures, personal property and debris. In default of any of the foregoing, Shell may obtain such legal permission (in its or Lessor's name) and/or clear the title and/or take possession of and clear the premises, and charge to Lessor all costs incurred thereby, or may terminate this Lease by giving Lessor notice.

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