

JUN 2 1969

OLLIE FARHSWORTH R.M.C. LEASE TO COMPANY

AGREEMENT made this 9th day of May, 1969, by and between South Carolina National Bank, Trustee Under the Will of L. L. Bates, P. O. Box 969, Greenville, South Carolina 29602, hereinafter called "Lessor", and HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at 1600 Woodlawn Road, Charlotte, North Carolina, hereinafter called "Lessee".

31.20
31.

LOCATION

DESCRIP- TION

WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to take all that lot, piece or parcel of land situate in Greenville, South Carolina, Address (Highway, if Rural) Greenville, South Carolina (Township Inside Town Outside Town) County State more fully described as follows:

All that piece, parcel or tract of land lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the south-eastern corner of Laurens Road and Blair Street and having, as shown on a plat of the property dated January 4, 1969, recorded in the RMC Office for Greenville County, in Plat Book III, at Page 83, the following courses and distances, to-wit:



BEGINNING at a point at the intersection of the right-of-way line of Blair Street and Laurens Road and running thence South 55-46 East 150 feet to a point; thence turning and running South 61-40 West 150 feet to a point; thence turning and running North 55-46 West 150 feet to a point on the right-of-way line of Blair Street; thence turning and running with said right-of-way line North 61-40 East 150 feet to the point of beginning.

together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging.

PERIOD

To hold the premises hereby demised unto Lessee for Twenty (20) years, beginning on the 1st day of May, 1969, and ending on the 30th day of April, 1989, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:



Three Hundred Twenty-Five Dollars (\$325) per month, payable on the first day of each month in advance; and in addition thereto an amount equivalent to One Cents (1c) for each gallon of gasoline and other motor fuels, in excess of 210,000 gallons, sold at said premises during each six (6) month period by Lessee; said additional rental, if any, to be payable within 15 days after the end of each six (6) month period in which it is earned.

For first extended period, if exercised, Three Hundred Seventy-Five Dollars (\$375) per month, payable on the first day of each month in advance; and in addition thereto an amount equivalent to One Cents (1c) for each gallon of gasoline and other motor fuels, in excess of 210,000 gallons, sold at said premises during each six (6) month period by Lessee; said additional rental, if any, to be payable within 15 days after the end of each six (6) month period in which it is earned.

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For second extended period, if exercised, Four Hundred Twenty-Five Dollars (\$425) per month, payable on the first day of each month in advance; and in addition thereto an amount equivalent to One Cents (1c) for each gallon of gasoline and other motor fuels, in excess of 210,000 gallons, sold at said premises during each six (6) month period by Lessee; said additional rental, if any, to be payable within 15 days after the end of each six (6) month period in which it is earned.

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Lessee shall keep such records as will accurately show the number of gallons of gasoline and other motor fuels sold at the demised premises and will permit Lessor to inspect such records at any time and from time to time during business hours when Lessor desires so to do.