

Form 271 5-4 CP

AMOCO

This LEASE made this eighth day of August, in the year one thousand nine hundred and thirty four between Mrs. Willie H. Martin, Greenville, South Carolina, hereinafter referred to as "LESSOR", and The American Oil Company, a corporation duly organized under the laws of the State of Maryland, hereinafter referred to as "LESSEE";

Witnesseth: that Lessor, in consideration of the rent hereinafter expressed to be paid, doth hereby demise and lease unto Lessee, its successors and assigns, the property situate, lying and being in City of Greenville, Greenville County, South Carolina, and more particularly described as follows:-

All that certain piece, parcel or lot of land, situate, lying and being on the Southwest corner of the intersection of East Washington and Spring Streets, in the City of Greenville, State of South Carolina, and having, according to a plat thereof prepared by Dalton & Neves, Engineers, in July, 1930, the following metes, bounds, courses and distances, to-wit:

Beginning at a drill hole at the Southwest corner of the intersection of East Washington and Spring Streets, and running thence with Spring Street, S. 23-42 W. 60.4 feet to an iron pipe; thence leaving said Street, N. 69-10 W. 50 feet to a drill hole; thence N. 23-43 E. 60.1 feet to a drill hole on the South side of East Washington Street; thence with said Street as the line, S. 89-30 E. 50 feet to the beginning corner.

(The property above described being shown outlined in red on the attached blueprint.)

Together with all buildings and improvements thereon, and all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all lessor's right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

To Have and to hold the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this lease, for the term of one year beginning on the 15th day of August, 1934, and ending on the 14th day of August, 1935,

The said Lessee, its successors or assigns, yielding and paying unto said Lessor as rental The sum of one hundred fifty (\$150.00) Dollars per month, payable monthly in advance.

It being understood and agreed, however, that said rent hereunder shall not begin or accrue until Lessee shall have secured and accepted the licenses, permits and franchises hereinafter referred to, and shall have been given actual possession of the demised premises as hereinafter provided, whichever shall last occur.

And the Parties hereto do further covenant and agree together as follows:

Lessee shall have the following options to renew this lease at the rental hereinafter mentioned, viz;

(a) An option to renew this lease for a further term of two (2) years next succeeding the term of this lease, at a rental during such renewal term of One Hundred seventy five (\$175.00) Dollars per month, payable monthly in advance

(b) A further option to renew this lease for a further term of one (1) year next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term of

(c) A further option to renew this lease for a further term of one (1) year next succeeding the expiration of the second renewal period above mentioned, at a rental during such third renewal term of

It being agreed that in the event of the exercise by LESSEE of said renewal options or any thereof, all covenants, terms, conditions and provisions of this lease shall be in full force and effect; it being further understood and agreed that in the event Lessee shall elect to exercise said options of renewal or any thereof it shall do so by written notice thereof to Lessor not less than thirty days prior to the expiration of the then current term.

Lessee is hereby granted the right and option to purchase the demised premises (including all buildings, improvements, and equipment of Lessor thereon) at any time during the term of this lease, or any renewal period, at and for the following price, in fee simple:

no option
it being understood and agreed that in the event Lessee shall elect to exercise said option to purchase, it shall do so by written notice to Lessor. In the event Lessee shall exercise said option, Lessor covenants and agrees within thirty days thereafter, upon payment of the purchase price as aforesaid, to convey the said property to Lessee, its successors and assigns, by a good and marketable record title in fee simple, with covenants of general or special warranty and further assurances, as Lessee shall require, free of all claims, liens, easements, restrictions and incumbrances; taxes, water rent and other current expenses, and rental hereunder, to be adjusted as of date of settlement; it being further agreed that Lessee may reject the title to said property in the event said title shall be such as will not be guaranteed by a responsible Title Guarantee Company at such Company's regular rates.

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