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GREENVILLE CO. S. C.

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LEASE

OLLIE FARRIS
R.M.O.

THIS LEASE, dated September 22, 1954, between J.A. Nickles and Nellie C. Nickles, his wife of 1607-A Easley Bridge Road in Greenville, South Carolina (herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 500 William - Oliver Building in Atlanta, Georgia (herein called "Shell"),

WITNESSETH:

1. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described land, situated at Easley Bridge Road and Texas Avenue in Greenville, County of Greenville, State of South Carolina :

Part of Lot k-1 of Highland, according to Plat Book "C" at pages 258 and 259.

Beginning on the South side of Easley Bridge Road fifty feet from the corner of Mrs. Lillian Farris's lot, which is 10 feet west of the corner of Lot k-3 according to said Plat and thence run with South side of Easley Bridge Road, South 71 West 100 feet to corner of Texas Avenue, South 22-10 East 100 feet to a pin; thence North 71 East 100 feet to a pin; thence North 22-10 West 100 feet to the beginning corner. Together with an easement over and across the following described part of Lessor's land adjoining the leased land on the East; Beginning on the South side of Easley Bridge Road at the corner of Mrs. Lillian Farris's lot, which is 10 feet West of the corner of Lot k-3 according to said plat and thence run with the South side of Easley Bridge Road, South 71 West 50 feet to corner of beginning of property to be leased, South 22-10 East a distance even with the front of service station building; thence North 71 East 50 feet; thence North 22-10 West a distance to the point of beginning to be used in common with Lessor, and for ingress and egress to and from the leased land by Shell and its sub-leases and the licenses and invitees of either, with the right in Shell to install and maintain a driveway thereon; and neither Lessor nor Shell ever to cause or permit any obstruction of the easement area or access thereto.

The above easement will remain in full force and effect as long as the lessor is the owner of the premises covered by the easement.

J.A.N.
A.C.N.
R.M.O.

together with all of Lessor's buildings, improvements, equipment and other property now or hereafter located thereon, including those referred to in article 4 (and which, together with said land, are herein collectively called "the premises").

2. The term of this lease shall begin on the date of completion of Lessor's construction of an automobile service station on the premises, as provided in article 4, and shall end on the last day of the

One hundred eightieth (180th) full calendar month after such beginning date.

Shell shall have options to extend the term of this lease for two (2) additional

period(s) of Five (5) year(s) each, on the same covenants and conditions as herein provided, each of which options Shell may exercise by giving Lessor notice at least forty-five (45) days prior to the expiration of the original term or the then-current extension period, as the case may be. If Shell does not exercise its then-current option to extend, the term 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 original term or the then-current extension period or any subsequent year, by giving the other at least thirty (30) days' notice.

3. Shell shall pay, as rent for each calendar month during the term of this lease, the sum of three hundred twenty-five & No/100 ---- Dollars (\$ 325.00), by check to the order of J.A. Nickles and Nellie C. Nickles, 1607-A Easley Bridge Rd., Greenville, S.C., in advance on or before the first day of each such month. Rent for any period less than a calendar month shall be prorated.