



MAR 1 4 22 PM '55 BOOK 546 PAGE 373

OLLIE FARNSWORTH  
R.M.C.

# LEASE

THIS LEASE, dated **July 20**, 1955, between **LILLIAN M. ARNOLD**  
 (a widow)  
 of **2002 Augusta 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 **Augusta Road & Sevier Street** in **Greenville**, County of **Greenville**, State of **South Carolina**:

All that lot of land in the State of South Carolina, County of Greenville, Greenville Township, at the southeastern corner of Sevier Street and Augusta Road in the City of Greenville, and according to a plat made by Dalton & Neves in September, 1955, is described as follows:

BEGINNING at an iron pin, the southeast corner of Sevier Street and Augusta Road, and running thence with Augusta Road S. 46-54 E. 99.3 feet to an iron pin; thence S. 21-23 W. 152 feet to an iron pin; thence N. 51-27 W. 128.1 feet to an iron pin on Sevier Street; thence with said street N. 32-40 E. 154 feet to the point of beginning; being a portion of the same lot of land conveyed to Lillian M. Arnold by Southeastern Life Insurance Company by deed, dated May 1, 1937, and recorded in Volume 194, Page 227, in the office of Register Mesne Conveyance for Greenville County, South Carolina

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 **One (1)** 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, by check to the order of **Lillian M. Arnold**  
 (a) the sum of **Three Hundred Fifty & No/100** -----Dollars (\$ **350.00** ), on or before the first day of such month; and (b) an additional sum equal to **One** cent(s) ( **1 c** ) for each-gallon (if any) in excess of **Twenty-five Thousand (25,000)** gallons of gasoline delivered to the premises during such month, as shown by Shell's records, payable on or before the fifteenth day of the following calendar month; but such additional sum shall be not more than **Two Hundred & No/100** -----Dollars (\$ **200.00** ) for any calendar month.

4. Lessor shall, at Lessor's expense: (a) obtain from the proper public authorities all licenses and permits necessary to authorize the construction and operation on the premises of an automobile service station (including the removal of existing structures, if required), as hereinafter provided; and (b) construct on the premises an automobile service station, including the buildings, improvements and equipment described in Exhibit A hereof, in accordance with plans and specifications approved by Shell, at

For agreement supplementing lease see Deed Book 560 Page 11