

JUN 45 10 43 AM 1956

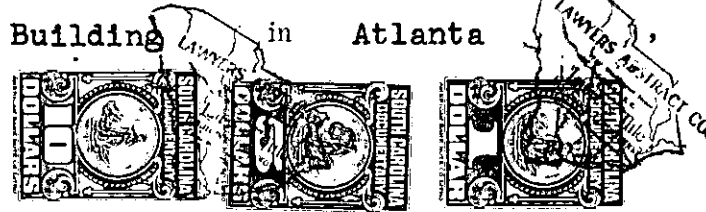
WILLIE FARN R.M.C. LEASE



EDWIN H. COOPER, individually

THIS LEASE, dated May 29, 1956, between and MARGARET WATSON COOPER, individually and as Trustees for Edwin H. Cooper, Jr., Robert Watson Cooper, Sarah Anne Cooper, William Coker Cooper and Marguerite Armstrong Cooper of Country Club Drive in Columbia, South Carolina (herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 2000 Fulton National Bank 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 S.C. Hwy. #291 Bypass & Eisenhower Drive in Greenville, County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land, situate, on the Western side of the South Carolina Highway No. 291 (also known as the By-Pass running between the Laurens Road and the Greenville-Spartanburg Highway) in the City of Greenville, in Greenville County, South Carolina and being bounded on the East by Highway No. 291, whereon it measures one hundred fifty (150') feet, more or less; on the South by Tower Drive, whereon it measures one hundred (100') feet, more or less; on the West by property of Edwin H. Cooper and Margaret Watson Cooper, whereon it measures one hundred fifty (150') feet, more or less; and, on the North by property of Edwin H. Cooper and Margaret Watson Cooper, whereon it measures one hundred (100') feet, more or less; said lot being a portion of the property heretofore conveyed to Edwin H. Cooper and Margaret Watson Cooper by Richard F. Watson, by deed dated April 16, 1954, and recorded in the Office of the R. M. C. for Greenville County, South Carolina in Deed Book 498, at page 69.

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, a sum equal to one cent (1¢) for each gallon of gasoline delivered to the premises during such month, as shown by Shell's records, but not less than Two Hundred Twenty-Five & 00/100 Dollars (\$ 225.00 ) nor more than Two Hundred Seventy-Five & 00/100 Dollars (\$ 275.00 ) for any such month; payable by check to the order of Edwin H. Cooper and Margaret Watson Cooper, on or before the fifteenth day of the following 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 a greent Amendment see Deed Book 741 Page 293 For a greent Amendment see Deed Book 568 Page 465

Handwritten initials 'Hh'

Handwritten initials 'EJC' and 'muc'

Handwritten initials 'Hh'

Handwritten initials 'EJC' and 'muc'