

D-282-LB (Rev. 2-51) Printed in U.S.A.

FFR 10 9 1954

LEASE

LILLIE PARKER

THIS LEASE, dated October 4th, 1954, between DAISY G. STROUD

of Marietta in South Carolina  
(herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation  
with offices at 500 William Oliv Georgia (herein called "Lessee") in Atlanta



WITNESSETH:

1. Lessor hereby leases to Shell, and Shell hereby leases to Lessor, the land, situated at Highways 276 and 186 in Marietta, County of Greenville, State of South Carolina:

beginning at the intersection of the south/westerly r/w line of U.S. 276 and the north/westerly r/w line of State Hwy. 186 and continuing north/westwardly along said r/w line of U.S. 276 200 feet to a point; thence south/westwardly and parallel to State Hwy. 186 150 feet to a point; thence south/eastwardly and parallel to U.S. Hwy. 276 200 feet, more or less, to the north/westerly r/w line of State Hwy. 186; thence north/eastwardly along said r/w line of State Hwy. 186 150 feet, more or less, to the point or place of beginning,

*D. G. S.*

*AKB*

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 Five (5) additional period(s) of One (1) 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 One Hundred Ninety-Four & 40/100 Dollars (\$ 194.40 ), by check to the order of Daisy G. Stroud, in advance on or before the first day of each such month. Rent for any period less than a calendar month shall be prorated.

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 of 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 531 Page 465.