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OLLIE F. NORTH

LEASE 16137

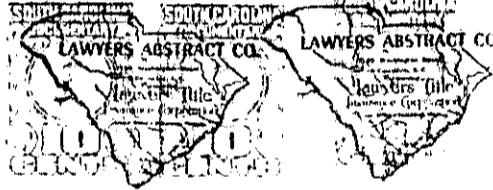
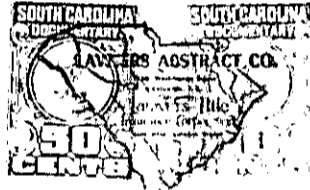
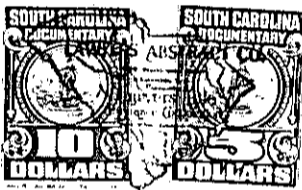
THIS LEASE, dated August 9, 1955, between Horace M. Farr and Nannie G. Farr, his wife

of Cedar Lane 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 Cedar Lane Road and Hunts Bridge Road in Greenville, County of Greenville, State of South Carolina:

Beginning at the point of intersection of the East right-of-way of U.S. Highway No. 104 (Hunts Bridge Road) with the Northeast right-of-way of U.S. Highway No. 416 (Cedar Lane Road) and proceeding along said East right-of-way of U.S. No. 104 North 24° 03' West a distance of one hundred twenty-one (121.0') feet to a point; thence South 72° 00' East a distance of two hundred twenty-one and one-tenth (221.1') feet to a point; thence South 18° 00' West a distance of ninety (90.0') feet to a point on the Northeast right-of-way of U.S. Highway No. 416; thence along said Northeast right-of-way of U.S. Highway No. 416 North 72° 00' West a distance of one hundred forty (140.0') feet to the point of beginning



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.

R.F.

Shell shall have an option to extend the term of this lease for One (1) additional period of Five (5) years each, on the same covenants and conditions as herein provided, except that the rent, during such extension period, shall be Two Hundred Twenty Five & No/100 --- Dollars (\$225.00) for each calendar month, which option Shell may exercise by giving Lessor notice at least forty-five (45) days prior to the end of the original term or the then-current extension period, as the case may be. At the end of the original term or any extension period, 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 herein provided (at the rent in effect for the last calendar month prior to the beginning of the automatic extension), 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.

11-4-4

3. Shell shall pay, as rent for each calendar month during the term of this lease, the sum of Two Hundred Twenty & No/100 --- -- Dollars (\$ 220.00), by check to the order of Horace M. Farr, Cedar Lane Road, 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.