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THIS AGREEMENT AND LEASE, made and entered into this 8th day of April in the year one thousand nine hundred and Fifty-Nine by and between James P. Moore, and Rose M. Moore, his wife, and Otis P. Moore, and Virginia T. Moore, his wife of 12 Mills Avenue, Greenville, South Carolina hereinafter called "LESSOR," and THE AMERICAN OIL COMPANY, a corporation duly organized under the laws of the State of Maryland, hereinafter called "LESSEE";

WITNESSETH:

1. That LESSOR has leased, let, demised and by these presents does lease, let and demise unto LESSEE, its successors, sublessees and assigns, the property situate in the County of Greenville, State of South Carolina and more particularly described, as follows:

Begin at a point which marks the intersection of the Northwest right-of-way line of Mills Avenue (U. S. Hwy. #29) and the Northeast right-of-way line of Reeves Street, and proceed in a northeasterly direction along the Northwest right-of-way line of Mills Avenue a distance of One Hundred Twenty Five Feet (125.0') to a point; thence turn a deflection angle to the left of 90 degrees and proceed a distance of One Hundred Fourteen Feet (114') plus or minus, to a point; thence proceed in a South-westerly direction for a distance of Seventy Four Feet (74') plus or minus, to a point which lies on the Northeast right-of-way line of Reeves Street; thence, proceed along the Northeast right-of-way line of Reeves Street a distance of One Hundred Fifty Five and Six-Tenths Feet (155.6') to the Point of Beginning, and being a portion of that property conveyed by Mills Mill to Otis P. Moore and James P. Moore, their heirs and assigns by deed dated September 1, 1954, and recorded in Deed Book 509, pages 481, 482, and 483, in the office of R. M. C., Greenville County, S. C.

Handwritten notes:
C.A.S.
L.M.C.



(as shown outlined in red on the plat attached hereto and made a part hereof).

TOGETHER WITH all buildings, improvements and equipment thereon or in connection therewith; and together with all rights, alleys, rights-of-way, easements, appurtenances thereunto belonging or in anywise appertaining; and together with all LESSOR'S right, title and interest in and to all sidewalks, pavements, curbs, alleys, streets and highways, abutting the demised premises or thereunto belonging.

2. TO HOLD the aforesaid premises unto LESSEE, its successors, sublessees and assigns, for the term of Ten (10) Years beginning on the 1st day of September 1959, and ending on the 31st day of August 1969, hereinafter called "the original term."

3. LESSEE shall pay the following rent to LESSOR on the following terms and conditions: The sum of Three Hundred Dollars (\$300.00) per month, payable on the first day of each month, in advance.

it being agreed, however, that said rent shall not commence nor shall it accrue until such time as LESSOR shall have erected and finally completed a gasoline service station on the demised premises, as hereinafter provided, and LESSEE shall have accepted actual possession thereof, by written notice to LESSOR.

4. LESSEE shall have the following options to renew and extend this lease at the rent hereinafter mentioned, viz.:

(a) An option to renew and extend this lease for a further term of Five (5) years next succeeding the term of this lease, at a rent during such renewal term of The sum of Three Hundred Fifty Dollars (\$350.00) per month, payable on the first day of each month, in advance.

(b) A further option to renew and extend this lease for a further term of Five (5) years next succeeding the expiration of the first renewal period above mentioned, at a rent during such second renewal term of The sum of Three Hundred Seventy-Five Dollars (\$375.00) per month, payable on the first day of each month, in advance.

(c) A further option to renew and extend this lease for a further term of _____ years next succeeding the expiration of the second renewal period above mentioned, at a rent during such third renewal term of _____

Handwritten signatures and initials:
J.P.M.
R.M.C.
J.P.M.
J.P.M.
J.P.M.
J.P.M.
J.P.M.
J.P.M.
J.P.M.
J.P.M.

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J.P.M.
J.P.M.
J.P.M.
J.P.M.

Vertical handwritten note:
See Deed Book 775 Page 13
for assignment of lease

(Continued on Next Page)