

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

FILED GREENVILLE CO. S.C.

LEASE

DEC 1 10 12 AM 1960

THIS LEASE, dated September 16, 1960, between CLYDE T. GREEN & CORINE H. GREEN, his wife of Route #1 in Travelers Rest, 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 U. S. Highway #25 near Belvue Road in Travelers Rest, County of Greenville, State of South Carolina :

All that certain piece, parcel or lot of land situate, lying and being on the southeastern side of U. S. Highway No. 25 in Bates Township, County of Greenville, State of South Carolina, and as shown on a plat of lot and building location as built for Shell Oil Company service station prepared by Terry T. Dill, R. C. E., & L. S., dated August 9, 1960, is more fully described as follows:

Commencing at an iron pipe on the southeastern side of U. S. Highway No. 25, 222 feet southwest of the intersection of U. S. Highway No. 25 with Belvue Road and running S 61° 34' E along property line of Clyde Green and Corine H. Green, 200 feet to an iron pipe; thence turning and running S 26° 26' W along property line of Clyde Green and Corine H. Green, 200 feet to an iron pipe; thence turning and running N 61° 34' W along property line of Clyde Green and Corine H. Green, 200 feet to a steel axle on the southeastern side of U. S. Highway No. 25; thence turning and running N 26° 26' E along the southeastern side of U. S. Highway No. 25, 200 feet to the point of commencement;

together with all of Lessor's buildings, improvements, equipment and other property now or hereafter located thereon, including those described in Exhibit A hereof (and which, together with said land, are herein collectively called "the premises").

2. The term of this lease shall be Fifteen (15) years, beginning on the 1st day of December, 1960, and ending on the 30th day of November, 1975. 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, the sum of One Hundred Thirty & 00/100 Dollars (\$ 130.00), by check to the order of Clyde T. Green & Corine H. Green, Route #1, Travelers Rest, 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.

4. Shell shall have the rights, at Shell's expense: to use the premises for any lawful purpose; to paint all or any part of the premises in colors of Shell's selection; to make any alterations that Shell may desire in the premises; and to construct and install on the premises, and alter, any additional buildings, improvements and equipment (including advertising signs and billboards) that Shell may desire. Lessor shall remove from the premises any of Lessor's equipment that Shell elects to replace with its own equipment.

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For Assignment of Rent see Book 664 Page 38
For Agree. Terminating Lease see Book 1002 Page 474