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BOOK 737 PAGE 293  
Form 1717-F (MGM) 10M 7-59

**Sinclair Refining Company**  
**LEASE AGREEMENT**

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GREENVILLE S.C.

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THIS AGREEMENT, in duplicate, made and entered into this 13th day of August, A. D. 1963, by and between G. P. Apperson Doing business as Apperson-Fisk Tire Company of 416 East North Street, street address Greenville, South Carolina party of the first part, Lessor (whether one or more, and when referred to by pronoun the singular neuter gender will be used), and SINCLAIR REFINING COMPANY, a Maine corporation, authorized to transact business as a foreign corporation in the State of South Carolina, having its principal business office at 600 Fifth Avenue, New York, New York, party of the second part, Lessee,

**WITNESSETH:**

1. Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and by these presents does hereby rent and lease unto Lessee, its successors and assigns, the following described premises, used for and constituting an oil and gasoline service station, (including Lessor's right in or to the use of the land within street lines in front thereof), situate in the City of Greenville, County of Greenville, and State of South Carolina, at No. 416 East North Street. (If in the country) \_\_\_\_\_ miles \_\_\_\_\_ of the City of \_\_\_\_\_ Highway, State of \_\_\_\_\_ said premises being also known as \_\_\_\_\_ Being further described as:

All that certain piece, parcel, or lot of land in the City of Greenville, being known and designated as lot #2, section 1, on plat of Boyce Addition to the City of Greenville, as shown on a map or plat thereof of record in the R.M.C. Office for Greenville County in Plat Book "A", page 90, reference to which is hereby made, said lot of land being described by metes and bounds as follows, to wit; Beginning at an iron pin at the Southeast corner of the intersection of North Street and Broadus Avenue and running thence along the Southern line of North Street, South 76-45 West One Hundred Seven (107') feet, more or less, to an iron pin at the corner of lot number one; thence along the line of the lot, South 15-10 East One Hundred Eighty-Five (185') feet to a stake on the North line of lot number three; thence with the line of said lot North 76-45 East One Hundred Seven (107') feet, more or less, to a stake on the West line of Broadus Avenue; thence along the West line of Broadus Avenue, North 15-10 West One Hundred Eighty-Five (185') feet to the place of beginning; Excluding those areas now occupied and used by the Tire Section of Apperson-Fisk Tire Company, except the concrete apron shall be used jointly by Lessor and Lessee.



TO HAVE AND TO HOLD the above rented and leased premises with the buildings, improvements and fixtures, and such furniture, pumps, tanks, air compressors, appliances, pipe lines, unloading racks and unloading facilities as may now or hereafter be located or placed thereon by Lessor, and all rights, privileges and appurtenances thereunto belonging, together with any and all permits, whether village, city, county or state, unto Lessee, its successors and assigns, for a term of One (1) year from the 7th day of September, A. D. 1963. Lessor hereby covenants and agrees to place Lessee in possession of the demised premises and improvements at the beginning of and for said term. Lessor hereby gives and grants to Lessee the exclusive option and privilege of extending this lease for a period of \_\_\_\_\_ year. Lessee may exercise its option by giving written notice thereof to Lessor at any time

SA  
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