

AGREEMENT AMENDING LEASE

THIS AGREEMENT dated April 4, 1966, between J. A. <sup>McChesney</sup> and Nellie C. Nickles of 1607-A Easley Bridge Road in Greenville, South Carolina, (herein <sup>as</sup> ~~called~~ Lessor'), and SHELL OIL COMPANY, a Delaware corporation with offices at <sup>230 Peachtree Street, N.W.</sup> in Atlanta, Georgia, (herein called 'Shell').

WITNESSETH:

WHEREAS, by lease dated September 22, 1954, Lessor leased to Shell premises located at Easley Bridge Road and Texas Avenue in Greenville, County of Greenville, State of South Carolina, which lease is recorded in Deed Book 520, Page 105 in the office of R.M.C. of Greenville County South Carolina.

NOW THEREFORE, Lessor and Shell hereby agree as follows:

1. Shell shall have the option to extend the lease for two (2) periods of five (5) years, in addition to Shell's option to extend the lease as provided in Article Two thereof, on the same terms and conditions as provided in the lease, Shell may exercise each or all of the options to extend by notifying Lessor of such exercise, as provided in the lease, at least thirty (30) days prior to the expiration of the then current term.

2. The description of the leased premises appearing in Article 1 of the lease is amended to read as follows:

All that certain piece, parcel or lot of land situate, lying and being at the southeastern corner of the intersection of Texas Avenue with Easley Bridge Road in the County of Greenville and State of South Carolina and being composed of a portion of lot K-1 of Highland as shown on plat recorded in Plat Book "C", Pages 258 and 259 and being more fully described as follows: Commencing at the southeastern corner of the intersection of Texas Avenue with Easley Bridge Road and running thence N 70° 49' E along the southeastern side of Easley Bridge Road 105 feet to a point; thence turning and running S 22° 10' E along a line separating this property from the remainder of lot K-1 100 feet to a point; thence turning and running S 70° 49' W along a line separating this property from the remainder of lot K-1 105 feet to a point on the northeastern side of Texas Avenue; thence turning and running N 22° 10' W along the northeastern side of Texas Avenue 100 feet to the point of commencement.

Together with an easement over and across the following described part of lessor's land adjoining the leased land on the east beginning on the southeastern side of Easley Bridge Road at a point 105 feet N 70° 49' E of the southeastern corner of the intersection of Texas Avenue with Easley Bridge Road and running thence N 70° 49' E along the southeastern side of the Easley Bridge Road 45 feet to a point; thence turning and running S 22° 10' E <sup>35' N 22° 10' W</sup> 100 feet to a point; thence turning and running S 70° 49' W along the boundary line between the within described property and the remainder of lot K-1 45 feet to a point; thence turning and running N 22° 10' W along the boundary line <sup>30' N 22° 10' W</sup> between the property above described and the property herein described 100 feet to the point of commencement. To be used in common with the lessor and for ingress and egress to and from the leased land by Shell Oil Company and its sub-lessees, licensees and invitees of either with the right in Shell Oil Company to install and maintain a driveway thereon; and neither lessor nor Shell Oil Company ever to cause or permit any obstruction of the easement area or access thereto. The above easement will remain in full force and effect as long as the lessor is the owner of the premises covered by the easement.

3. Effective on and after May 1, 1966, Article 7 of the lease is respectively amended to read and provide as follows:

(Continued on next page)