

Lease Agreement

State of
County of

This Lease Agreement made and entered into this 18th day of March 1930, by and between J. H. White of County of Greenville, State of South Carolina (hereinafter called Lessor) and the Gulf Refining Company, a Corporation organized under the laws of the State of Texas (hereinafter called Lessee)

Lessor hereby grants, leases and demises unto the said Lessee a certain plot of ground located in the City or Town of Greenville, County of Greenville, State of S.C. described as follows:

One lot and building located on Woodside Avenue (City View) just outside the City of Greenville, S.C. This station has a frontage on Woodside Avenue or Seventy (70) feet, it is bounded on the South by property of J. H. White, on the East by property of J. H. White and on the North by property of J. H. White. Together with all buildings or portions of buildings located therein, or to be erected thereon, with driveway and street front privileges; and also any and all pumps, tanks fittings and other equipment incident to the use of said property as a service station or for the sale of petroleum and petroleum products, installed thereon.

This lease to become effective on the 5th day of April 1930 and is to remain in full force and effect for a period of one (1) year thereafter, provided that the Lessee shall have the right to renew and extend this lease from year to year for a full term of one (1) years by giving to the Lessor written notice of its election to exercise this right of extension at least (30) days before the expiration of each yearly term.

As consideration and rental for the premises said lease shall yield and pay to the Lessor monthly an amount equivalent to 1¢ per gallon on the total number of gallons of that good grade gasoline and No. Nox Motor Fuel sold upon said premises by the Lessee, or its sub-tenant or tenants. Payment of said rental to be made on or before the fifteenth day of each month, and shall be based upon statements furnished from the records of the Lessee as to sales of Motor Fuel to the Lessor during the preceding calendar month.

The Lessor agrees to pay taxes and assessments, Municipal State and County assessed against said premises, incident to the operation of said premises, Lessor, at his own cost and expense, also agrees to keep and maintain the leased premises in good safe and proper condition during the term of this lease or any renewal thereof.

The Lessee agrees to pay any and all license fees, Occupation Taxes and or privilege taxes imposed upon the sale of petroleum products on the demised premises, and buildings and equipment thereon.

The Lessee shall have the right at any time during the term of this lease, or renewal thereof, to erect, and install upon said leased premises any additional fixtures and improvements which I may deem necessary for the conduct of its business. Provided, nevertheless, that the Lessee may at any time during the term of this lease or any renewal thereof remove from said premises all equipment, such as pumps, tanks connections and compressors, signs or other improvements placed by it on said premises, and that said improvements shall not in any case be considered as fixtures.

It is agreed that the Lessee shall not be the owner of the demised premises.