

Lease Agreement

State of South Carolina
County of Greenville

This Agreement of Lease, made and entered into this 19 day of September, 1936 by and between Mrs. Serena M. Sullivan of said State and County, part of the first part and the Gulf Oil Corporation, a corporation organized and existing under the laws of the State of Pennsylvania, party of the second part.

Witnesseth

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That the said party of the first part (hereinafter called Lessor) has this day rented and leased to the party of the second part (hereinafter called Lessee), a certain parcel of land located near the City of Greenville, State and County aforesaid, and described as follows:

Commencing at a point located at the Southwest corner of the intersection of State Highway #13 and White Horse Road and running thence in a westerly direction along the Southern boundary of State Highway #13 a distance of 90 feet to a point; thence at right angles in a southerly direction a distance of 90 feet to a point; thence in a southeasterly direction a distance of 42 feet 3 inches to a point; thence in a northeasterly direction a distance of 116 feet 8 inches to a point on the Western boundary of White Horse Road; thence in a northwesterly direction along the Western boundary of White Horse Road a distance of 108 feet to the point of beginning.

Said leased premises shall include the above described real estate, together with all improvements and buildings situate thereon, or to be erected thereon.

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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products, and for the conduct of any other lawful business thereon.

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Lessor proposes to erect, or is erecting, on the premises herein described improvements to be used as a gasoline filling station, consisting of a combination store and service station building of frame construction, complete with a composition roof, containing ample office and storage spaces, and having crushed stone driveway at a total cost of not less than fifteen hundred dollars (\$1500.00) and acceptable to the Lessee. Construction of said building and improvements by the Lessor shall begin promptly upon the execution of this agreement and shall be completed within a reasonable time (not exceeding ninety (90) days thereafter). Upon completion of said building and improvements, the Lessor shall immediately deliver the possession and use thereof to the Lessee herein for operation.

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The term of said lease shall be for a term of two (2) years next ensuing from the date of the completion of the service station building, and the delivery of same to the Lessee herein ready for operation. The effective date of this lease shall be determined by written notice from the Lessor to the Lessee that the premises are ready for operation and acknowledgement of said notice by the Lessee, advising that said premises have been accepted and opened for operation. During the term of this lease, the Lessee agrees to pay a rental of Ten Dollars (\$10.00) per month, payable at the end of each month, and further agrees to pay an additional sum of rental of one cent (1¢) per gallon on all sales of that good Gulf gasoline, Gulf No. 1 Ethyl, Traffic Gasoline, and or other Gulf motor fuels sold through said premises, in excess of One Thousand Gallons (1000) per month. At the end of each month,

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