



OLLIE FARRINGTON
R.M.O.

THIS LEASE, made this 8th day of March in the year one thousand nine hundred and fifty-one between Susan C. Gallivan, widow,

McCORKLE OIL COMPANY of Greenville, South Carolina hereinafter referred to as "LESSOR," and THE AMERICAN OIL COMPANY, a corporation organized under the laws of the State of Maryland, hereinafter referred to as "LESSEE";

1. WITNESSETH: that LESSOR, in consideration of the rent hereinafter expressed to be paid, doth hereby demise and lease unto LESSEE, its successors and assigns, the property situate, lying and being in the Town of Taylors, County of Greenville, State of South Carolina and more particularly described as follows:—

Beginning at an iron pin on the northerly margin of S. C. Highway No. 38 fifteen feet (15') west of store owned by H. F. Gallivan and running thence in a westerly direction along the northerly margin of S. C. Highway No. 38 a distance of one hundred twenty-five feet (125') to an iron pin; thence at right angles with said margin in a northerly direction a distance of one hundred twenty-five feet (125') to an iron pin; thence in an easterly direction and parallel to the northerly margin of S. C. Highway No. 38 a distance of one hundred twenty-five feet (125'); thence at right angles and in a southerly direction a distance of one hundred twenty-five feet (125') to the northerly margin of S. C. Highway No. 38, the point of beginning.



(The property above described being shown outlined in red on the attached blueprint).

2. TOGETHER WITH all buildings and improvements thereon, including the equipment of LESSOR listed under Schedule "A" hereto annexed, and all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all LESSOR'S right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

3. TO HAVE AND TO HOLD the aforesaid premises unto LESSEE, its successors and assigns, subject to the provisions of this lease, for the term of two (2) years beginning on the 16th day of April 1951, and ending on the 15th day of April 1953;

4. The said LESSEE, its successors or assigns, yielding and paying unto the said LESSOR as rental the sum of One Hundred Dollars (\$100.00) per month, payable on the first day of each month, in advance.

it being understood and agreed, however, that said rent hereunder shall not begin until LESSEE shall have been given actual possession of the demised premises as hereinafter provided. LESSEE may apply all or any part of the rentals accruing under this lease to the payment of any sum or sums owing or that may become owing by LESSOR to LESSEE at any time during the continuance of this lease.

AND THE PARTIES HERETO do further covenant and agree together as follows:

5. LESSEE shall have the following options to renew and extend this lease at the rental hereinafter mentioned, viz.:

(a) An option to renew and extend this lease for a further term of two (2) years next succeeding the term of this lease, at a rental during such renewal term of at the same rental as stipulated for the original term hereof.

(b) A further option to renew and extend this lease for a further term of one (1) years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term of at the same rental as stipulated for the original term hereof.

(c) A further option to renew and extend this lease for a further term of None years next succeeding the expiration of the second renewal period above mentioned, at a rental during such third renewal term of

it being agreed that in the event of the exercise by LESSEE of said renewal options or any thereof, all covenants, terms, conditions and provisions of this lease shall remain in full force and effect; it being further understood and agreed that in the event LESSEE shall elect to exercise said options of renewal or any thereof it shall do so by written notice thereof to LESSOR not less than thirty days prior to the expiration of the then current term.