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# LEASE AGREEMENT

THIS AGREEMENT, made this 11<sup>th</sup> day of July, 1951,  
between Truman H. Henderson  
of Greenville County, South Carolina, hereinafter referred  
to as Lessor (whether one or more), and THE PURE OIL COMPANY, an Ohio Corporation, hereinafter  
referred to as Lessee,

**WITNESSETH:**

1. Lessor hereby leases and lets unto Lessee that certain tract or parcel of land, with all buildings, structures, improvements and equipment thereon, situated in the City of Chick Springs Township, County of Greenville, and State of South Carolina, described as follows:

Being located in Chick Springs Township about one half mile from the City Limits of Greer and on the Westerly side of the Mostella Road, being a part of the property owned by Truman Henderson at that point.

Beginning at a stake in the western edge of the Mostella Road right of way, said stake being across the road and a little north of Lessors store which is about one half mile north of the Greer City Limits, thence with a right angle and in a westerly direction 90 feet to a stake, thence in a southerly direction and parallel with Mostella Road 195 feet to a stake, thence in an easterly direction 90 feet to a stake in the western edge of the Mostella Road right of way, thence in a northerly direction with said right of way 195 feet to point of beginning.

together with all appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Lessor in and to any and all roads, streets, alleys and ways bounding said premises.

2. To have and to hold the same unto the Lessee for a period of Five ( 5 ) years commencing on the Sixteenth ( 16th ) day of July, 19 51, and ending on the Fifteenth ( 15th ) day of July, 19 56, hereinafter referred to as the original term.

Lessee is hereby granted the option of extending this lease for an additional period of One ( 1 ) years commencing on the Sixteenth ( 16th ) day of July, 19 56, and ending on the Fifteenth ( 15th ) day of July, 19 57, under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the original term.

~~Lessee is hereby granted the further option of extending this lease for an additional period of ( ) years commencing on the ( ) day of ( ) 19 ( ) and ending on the ( ) day of ( ) 19 ( ) under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the first extended term.~~

3. Lessee agrees to pay as rent for said premises: Ten Dollars (\$10.00) per month, payable on or before the fifteenth (15th) day of each calender month during the original term hereof or any extension thereof.



Rental may be paid by check or draft of Lessee, mailed or delivered to Lessor on or before the due date.

4. Lessor agrees, during the term of this lease or any extension hereof, to maintain and keep the buildings, improvements and equipment hereby leased in constant good condition and repair, and to perform any necessary work of maintenance and repair, at such times and in such manner as not unreasonably or unnecessarily to interfere with the Lessee's use and occupancy of said premises. If the Lessor, after written demand by the Lessee so to do, shall fail or refuse to make any necessary repairs, the Lessee shall have the right, at its option, either (1) to make such repairs and to charge the expense thereof to Lessor which expense the Lessor agrees to pay on demand, and until paid by Lessor, the Lessee shall have the right to deduct such expense from rent thereafter payable by the Lessee hereunder; or (2) to cancel and terminate this lease by giving written notice thereof to the Lessor. The Lessor, however, shall not be required to repair any damage done or waste committed upon said premises by the Lessee, but the Lessee shall repair or restore any and all damage or waste caused by Lessee.