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LEASE AGREEMENT

BOOK 495 PAGE 529

Made this 11th day of November, 1953, between

A. C. McAbee

of Greenville County, South Carolina, as Lessor (whether one or more), and THE PURE OIL COMPANY, an Ohio corporation, as Lessee, WITNESSETH:

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

All that piece, parcel or lot of land in Grove Township, Greenville County, State of South Carolina, at Gantt's Station, on the Eastern side of Highway No. 29, and described as follows:

Beginning at a stake on the Eastern side of Highway No. 29, corner of property now or formerly owned by Olive D. Kirby, and running thence with her line, S 79E. 258 feet to a stake; thence S 19W. 140 feet to a stake; thence N. 80W. 258 feet to a stake on the highway; thence with the Eastern side of Highway No. 29, N. 19E. 141.3 feet to the beginning corner, containing .81 acres.

The above described property is the identical property conveyed by the Grantor herein by Verdina K. Moody by deed dated June 3rd, 1947, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Volumn 313 at Page 90.

2. To have and to hold for a period of five (5) years commencing on the fifteenth (15) day of January, 1954, hereinafter referred to as the original term.

Lessee is hereby granted the option of extending this lease under the same terms and conditions for an additional period of () years, commencing on the expiration of the original term, by giving Lessor written notice thereof at least thirty (30) days prior to the expiration of the original term.

Lessee is hereby granted the option of cancelling this lease at any time during the original or extended term, by giving Lessor sixty (60) days written notice thereof, and upon such cancellation Lessee shall be released from any further rental payments or other obligations hereunder.

3. Lessee agrees to pay as rent for said premises: The sum of Five Dollars (\$ 5.00) per month, payable in advance on or before the 5th day of each month.

4. Lessor agrees to maintain the buildings, structures, improvements and equipment hereby leased in good condition and repair.

5. All structures, gasoline tanks, including those which may be underground, pumps, air compressors, and other equipment which may be, or which heretofore have been erected, installed or placed upon said premises by Lessee, or a former Lessee, the title thereto having vested in Lessee, are to remain and be the property of Lessee, and Lessee is to have the right and privilege of removing any and all such property and equipment at any time during the continuance of this lease, and within thirty (30) days thereafter.

6. Lessee shall have the right to paint any buildings and improvements of Lessor upon the leased premises in accordance with the color scheme or combination now or hereafter used by Lessee at its service stations generally.

7. Lessee shall have the right to assign this lease or sublet the premises.

8. If Lessor, at any time during the term of this lease or any extension hereof, receives one or more bona fide offers from third parties to purchase the demised premises, and any such offer is acceptable to Lessor, then Lessor agrees to notify Lessee in writing, giving the name and address of the offeror and the price, terms and conditions of such offer, and Lessee shall have fifteen (15) days from and after the receipt of such notice from Lessor in which to elect to purchase the property for the consideration and on the terms and conditions contained in said bona fide offer. Lessee's failure to so purchase shall not affect this lease.

9. The payments made and to be made hereunder by Lessee to Lessor shall be considered sufficient consideration for all options herein granted by Lessor to Lessee.

10. Any notices under this lease shall be delivered to Lessor at Greenville, South Carolina and to Lessee at 35 East Wacker Drive, Chicago, Illinois or such other address as the parties may from time to time designate in writing. Notice may be given by mail, and in such event the date of service shall be the date on which the notice is deposited in a United States Post Office properly stamped and addressed.

11. This lease cancels and supersedes any other agreement between the parties hereto with reference to the possession of the leased premises by Lessee, but shall not be binding on Lessee unless executed by a duly authorized officer or agent of Lessee.

WITNESS the execution hereof the day and year above first written.

WITNESSES AS TO LESSOR:

James E. Truman
B. C. Parish

WITNESSES AS TO LESSEE:

Verdina Kendrick
Rosemary O'Brien

A. C. McAbee

(Seal)

(Seal)

(Seal)

(Seal)

(Lessor)

THE PURE OIL COMPANY (Lessee)

BY H. C. Hawen (Authorized Agent)

Attest: Assistant Secretary