

LEASE TO COMPANY

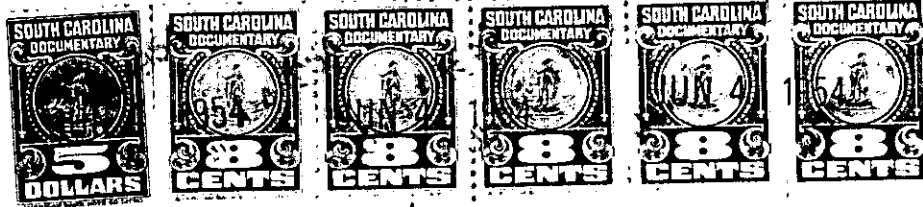
AGREEMENT made this 14th day of January, 1962, by and between Frances Raines, 207 Frank Street, Greenville, State of South Carolina, hereinafter called "Lessor", and Esso Standard Oil Company, a Delaware corporation, having an office at Gervais Street, Columbia, South Carolina hereinafter called "Lessee".

WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to take, all that lot, piece or parcel of land situate in the Town or City of Greenville, County of Greenville, State of South Carolina, more fully described as follows:

LOCATION DESCRIPTION

All that certain piece, parcel or lot of land, lying and being on the Westerly side of U. S. Highway No. 25 (Greenville-Travelers Rest Highway), and having according to a plat made by Pickell & Pickell, Engineers, Greenville, S. C., dated January 19, 1954, entitled "Plat showing portion of J. O. Raines Estate, located in Greenville County, S. C." the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Westerly side of U. S. Highway No. 25, said iron pin being a joint corner of property of J. O. Raines Estate and property now or formerly of Goodman, and running thence along the Westerly side of U. S. Highway No. 25 S 7-02 E 150 feet to an iron pin; thence N 69-00 W 150 feet to an iron pin; thence N 7-02 W 150 feet to an iron pin in the line of the Goodman property; thence along the line of the Goodman property S 69-00 E 150 feet to an iron pin, the point of beginning.



together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging.

PERIOD To hold the premises hereby demised unto Lessee for ten (10) years, beginning on the 1st day of June, 1962, and ending on the 30th day of June, 1972, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:

An annual rental of Nine Hundred Dollars (\$900.00), payable in equal monthly installments of Seventy-Five Dollars (\$75.00) on the first day of each month.

J. R. [Signature]

(2) Lessee shall have the option of renewing this lease for a period of ten (10) years, beginning on the expiration of the original term of this lease, upon the same conditions as herein set forth, by paying the following rent:

An annual rental of Twenty-Four Hundred Dollars (\$2400.00), payable in equal monthly installments of Two Hundred Dollars (\$200.00) on the first day of each month.

J. R. [Signature]

All said privileges of renewal shall be exercised by Lessee, and shall be exercised unless Lessee gives Lessor notice, in writing at least thirty (30) days prior to the expiration of the original period herein provided, of its intention not to exercise such renewal privileges.