

LEASE

THIS LEASE, dated September 24, 1954, between Iola C. Wyatt

of 515 Pendleton Street in Greenville, South Carolina (herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 500 William-Cliver Building in Atlanta, Georgia (herein called "Shell"),

WITNESSETH:

1. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described land (herein called "the premises") situated at Pendleton and Mallard Streets in Greenville, County of Greenville, State of South Carolina:

being legally described as follows: All that piece, parcel or lot of land lying and being in the corporate limits of the City of Greenville, County and State aforesaid, on the corner of Pendleton or Vardry Street and Mallard Street (formerly called Sumner and later Seven Oaks Street) and bounded as follows: Beginning at the corner of Pendleton or Vardry Street and Mallard Street and running thence with Vardry or Pendleton Street one hundred twenty-five (125) feet, more or less, to lot now or formerly owned by Mrs. Gordon Williams; thence with the line of said lot one hundred forty (140) feet, more or less, to a stake; thence one hundred twenty-five (125) feet, more or less, to a stake on Mallard Street; thence running with Mallard Street one hundred forty (140) feet, more or less, to the beginning corner on Pendleton or Vardry Street; said lot being part of lot known as the Seven Oaks and is nearly opposite the Oaklawn Graded School building and being part of lot conveyed to E. G. Mallard by Frank Hammond, bearing date August 25, 1903, and recorded in the Office of the Register of Mesne Conveyances for Greenville County, South Carolina, in Volume 355, Page 817.

2. The term of this lease shall begin on the 15 day of May, 1954, and shall end fifteen (15) years after the date of completion of Shell's construction of an automobile service station on the premises, but not later than fifteen (15) years and one hundred eighty (180) days after said beginning date.

Shell shall have options to extend the term of this lease for three (3) additional period(s) of five (5) year(s) each, on the same covenants and conditions as herein provided, each of which options Shell may exercise by giving Lessor notice at least forty-five (45) days prior to the expiration of the original term or the then-current extension period, as the case may be. If Shell does not exercise its then-current option to extend, the term shall be automatically extended from year to year, on the same covenants and conditions as herein provided, unless and until either Lessor or Shell terminates this lease at the end of the original term or the then-current extension period or any subsequent year, by giving the other at least thirty (30) days' notice.

3. Shell shall pay, as rent for each calendar month during the term of this lease, the sum of Two Hundred Seventy-five----- Dollars (\$ 275.00----), by check to the order of Iola C. Wyatt, in advance on or before the first day of each such month. Rent for any period less than a calendar month shall be prorated.

4. Within ----- (---) days after the date of this lease, Lessor shall obtain, at Lessor's expense, and submit to Shell evidence of Lessor's title to the premises (as defined in article 11), for examination by Shell's attorneys. Promptly upon notice from Shell, Lessor shall clear the title of all liens, encumbrances, restrictions and other defects, and make the title satisfactory to Shell's attorneys. If Lessor fails to submit such evidence of title or to so clear the title and make it satisfactory, Shell may obtain the same and/or clear the title and charge to Lessor the cost thereof, or terminate this lease by giving Lessor at least ten (10) days' notice.

J.C.W.
R.P.W.

J.C.W.
R.P.W.

For Agreement Supplementing Lease See Deed Book 538 Page 389.