

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

JAN 26 10 10 AM

LEASE AGREEMENT

OLLIE FARNSWORTH
R.M.C.

THIS AGREEMENT, made and entered into this 14th day of December, 1956,
by and between Inez H. Sutton of Greenville County, State of South Carolina,
hereinafter referred to as Lessor, and Greenville Petroleum Company, Inc., a
Corporation chartered under the laws of the State of South Carolina, hereinafter
referred to as Lessee.

WITNESSETH:

That the Lessor, for an in consideration of the agreements and covenants
hereinafter mentioned, to be performed by the Lessee, does hereby demise, lease
and rent to the Lessee, its Successors and Assigns, for the period of time
hereinafter set forth, the following described property:

All that parcel of land located at 516 Bramlett Road (being
approximately square in shape with each side approximately 150
feet in length) now known as Hack Williams Service Station,
County of Greenville, City of Greenville, State of South
Carolina.

TOGETHER with all the rights, privileges and appurtenances thereunto
belonging, TO HAVE AND TO HOLD the same for and during the period of Five (5)
years from the first day of January, 1957.

IN CONSIDERATION WHEREOF, it is mutually agreed between Lessor and Lessee
as follows:

1. Lessee agreed to pay to the Lessor, as rental for said property, the sum
of One Hundred (\$100.00) Dollars per month, payable on or before the 15th
day of each month during the term of this lease.
2. Lessee agrees to maintain the filling station located on the above described
premises in a proper state of repair and, upon termination of this Lease to
surrender the building (if option to purchase is not exercised) to Lessor in
same condition as it is in at the date of this lease, normal wear and tear
excepted, provided, however, Lessor agrees to remedy any structural defects
in the building, at her own expense, which might occur or become apparent
during the term of this lease or any renewal thereof, (structural defects
are to include damages to walls, floors, roof, or supports due to any cause).
3. Lessor agrees to pay all taxes and assessments which may be made against
said property.
4. Lessor agrees to obtain and pay for adequate fire and wind storm insurance
on said property so that, in the event of the destruction of the improvements
on said property by fire or other casualty, Lessor will have adequate funds
with which to rebuild the improvements now located thereon.
5. In the event of damage to, or destruction of the building on said premises
by fire, tornado or other casualty, during the term of this lease, the
Lessor agrees promptly to repair or rebuild said improvements thereon, and
if the Lessor fails to commence the necessary repairs or rebuilding within
fifteen days after such damage or destruction occurs, the Lessee may, at its
option, do the necessary work and charge the cost of same to the Lessor's
account. In the event of damage to said property by fire or other casualty
the rent shall abate until the repair or work of rebuilding the improvements
is completed, at which time Lessee shall take possession of the improvements
and pay the pro-rate portion of the rent for the current month, thereafter
paying rental on the 15th day of each month as herein provided.



For Lease Extension See Deed Book 630 Page 205