(LESSOR IMPROVED SERVICE STATION) GREENVILLE CO. S. C.

OLLIL

THIS AGREEMENT AND LEASE, made and entered into this 22nd

in the year one thousand nine hundred and Fifty-seven

by and between W. W. Harling and

Maggie B. Harling, his wife 8 11 36 9

of Simpsonville, S. C. hereinafter called "LESSOR," and THE AMERICAN OIL COMPANY, a corporation duly organized under the laws of the State of Maryland, hercinafter called "LESSEE";

1. That LESSOR has leased, let, demised and by these presents does lease, let and demise unto LESSEE, its successors, sublessees and assigns, the property situate in Town of Simpsonville, County of Greenville, State of South Carolina

and more particularly described, as follows: BEGINNING at a point in the Western margin of Main Street, the Northeast corner of property now or formerly owned by C.R. Richardson, formerly known as the Woodside Lot and running thence in a Westerly direction with the Northern line of C.R. Richardson a distance of One hundred (100.00) feet to a point; thence in a Northerly direction and parallel to the Western margin of Main Street a distance of One hundred forty-six and thirty-three hundredths (146.33) feet to a point; thence in an Easterly direction a distance of One hundred (100.00) feet to a point in the Western margin of Main Street; thence in a Southerly direction with said margin of Main Street a distance of One hundred forty-six and thirty-three hundredths (146.33) feet to the point of BEGINNING.

Being a portion of the tract of land conveyed by Jasper C. Moore to W.W. Harling by Deed dated April 17, 1946, and recorded in Book 293, Page 255 in the Office of Register of Mesne Conveyance for Greenville County, South Carolina.



See Deed Book 580,









(as shown outlined in red on the blueprint plat attached hereto and made a part hereof).

TOGETHER WITH all buildings, improvements and equipment thereon or in connection therewith; and together with all rights, alleys, rights-of-way, easements, appurtenances thereunto belonging or in anywise appertaining; and together with all LESSOR'S right, title and interest in and to all sidewalks, pavements, curbs, alleys, streets and highways, abutting the demised premises or thereunto belonging.

2. TO HOLD the aforesaid premises unto LESSEE, its successors, sublessees and assigns, for the term of

Ten (10) Years

beginning on the

first

day of September

1957 and ending on the thirty-first

day of

original term."

August

, 1967, hereinafter called "the

3. LESSEE shall pay the following rent to LESSOR on the following terms and conditions: A sum, payable on the fifteenth day of each month, equivalent to One Cent (1¢) per gallon, on each gallon of LESSEE'S brands of gasoline and/or motor fuel sold during the preceding calendar month from said premises by LESSEE, its sublessees or assigns, to the consuming trade, provided, that said rental shall not be less than One Hundred Thirty Dollars (\$130.00) per month, nor more than Two Hundred Thirty Dollars (\$230.00) per

month.

it being agreed, however, that said rent shall not commence nor shall it accrue until such time as LESSOR shall have erected and finally completed a gasoline service station on the demised premises, as hereinafter provided, and LESSEE shall have accepted actual possession thereof, by written notice to LESSOR.

4. LESSEE shall have the following options to renew and extend this lease at the rent hereinafter mentioned, viz.: --

(a) An option to renew and extend this lease for a further term of

years next succeeding the term of

this lease, at a rent during such renewal term of

"SEE LEASE RIDER"

years next succeeding the (b) A further option to renew and extend this lease for a further term of expiration of the first renewal period above mentioned, at a rent during such second renewal term of "SEE LEASE RIDER"

years next succeeding the (c) A further option to renew and extend this lease for a further term of epiration of the second renewal period above mentioned, at a rent during such third renewal term of "SEE LEASE RIDER"