

GREENVILLE CO. S. C.  
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LEATHERWOOD, WALKER, TODD & MANN

BOOK 617 PAGE 201

# LEASE

THIS LEASE, dated **June 5**, 19**58**, between **ALVIN F. BATSON & KATHRYN F. BATSON**, his wife of **1007 N. Main St., Greenville, S. C.** and **HOMER STYLES & FLORA B. STYLES**, his wife of **Travelers Rest, South Carolina** (herein called "Lessor", whether one or more), and **SHELL OIL COMPANY**, a Delaware corporation with offices at **2000 Fulton National Bank Building in Atlanta, Georgia** (herein called "Shell"),

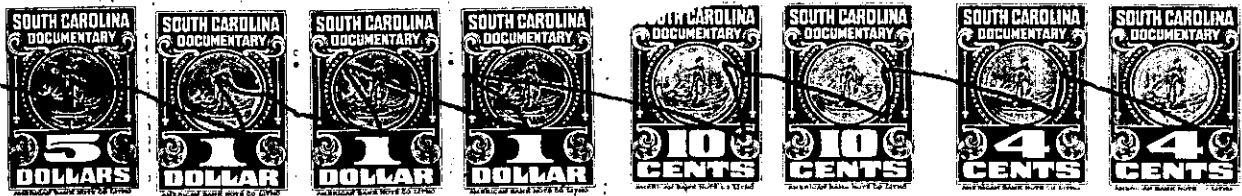
### WITNESSETH:

1. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described land, situated at **White Horse Road & State Road #88** in **Travelers Rest**, County of **Greenville**, State of **South Carolina**:

*A.F.B.*  
*H.*  
*F.B.S.*  
*F.F.B.*

Beginning at a point formed by the intersection of the easterly right-of-way of White Horse Road and the northerly right-of-way of Roe Ford Road and proceeding north 26 degrees 18 minutes east for a distance of 100 feet to a point; thence north 28 degrees 18 minutes east for a distance of 25 feet to a point; thence in an easterly direction for a distance of 100 feet to a point; thence in a southerly direction for a distance of approximately 105 feet to a point; thence south 86 degrees 45 minutes west for a distance of 100 feet to a point; thence north 31 degrees 38 minutes west for a distance of 54.9 feet to the point of beginning

*R.F.W.*



together with all of Lessor's buildings, improvements, equipment and other property now or hereafter located thereon, including those referred to in article 4 (and which, together with said land, are herein collectively called "the premises").

2. The term of this lease shall begin on the date of completion of Lessor's construction of an automobile service station on the premises, as provided in article 4, and shall end on the last day of the **One Hundred Twentieth (120th)** full calendar month after such beginning date. Shell shall have options to extend the term of this lease for **one (1)** 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.

*178*  
*145*  
*112*  
*78*

3. Shell shall pay, as rent for each calendar month during the term of this lease: (A) the sum of **Eighty-Five & 84/100 Dollars (\$85.84)** by check to the order of **Alvin F. Batson**, 1007 N. Main Street, Greenville, South Carolina, and (B) the sum of **Eighty-Five & 85/100 Dollars (\$85.85)** by check to the order of **Homer Styles**, Travelers Rest, South Carolina; each such sum being payable in advance on or before the first day of each such month. Rent for any period less than a calendar month shall be prorated.

*R.F.W.*

4. Lessor shall, at Lessor's expense: (a) obtain from the proper public authorities all licenses and permits necessary to authorize the construction and operation on the premises of an automobile service station (including the removal of existing structures, if required), as hereinafter provided; and (b) construct on the premises an automobile service station, including the buildings, improvements and equipment described in Exhibit A hereof, in accordance with plans and specifications approved by Shell, at

(Continued on Next Page)

For Agreement Supplementing Lease See Deed Book 630 Page 13.