

JUN 5 1 30 PM 1959

OLLIE AMOCO

THIS AGREEMENT AND LEASE, made and entered into this 12th day of March in the year one thousand nine hundred and Fifty Nine by and between J. E. Means and Belle C. Means, his wife of RFD #1, Greenville, South Carolina hereinafter called "LESSOR," and THE AMERICAN OIL COMPANY, a corporation duly organized under the laws of the State of Maryland, hereinafter called "LESSEE";

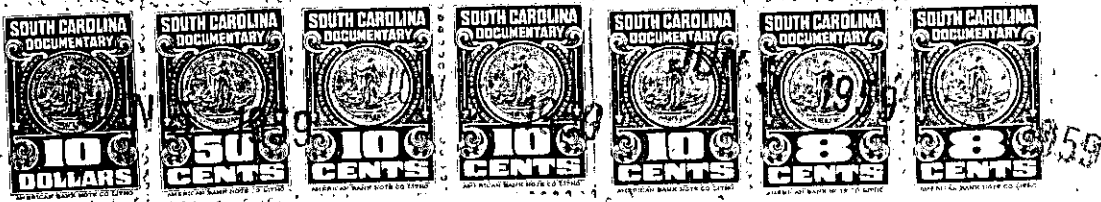
WITNESSETH:

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 Greenville County, South Carolina

and more particularly described, as follows:

Beginning at a point which marks the intersection of the Northeastern right-of-way line of Saluda Dam Road (State Hwy. #63) with the Southwestern right-of-way line of Whitehorse Road (State Hwy. #250); thence North 70 Deg. 00 Min. West a distance of two hundred feet (200.0') along the Northeastern right-of-way line of Saluda Dam Road to a point; thence North 24 Deg. 53 Min. East a distance of One Hundred Sixty Seven and Ninety Two one hundredths feet (167.92') to a point located on the Southwestern right-of-way line of Whitehorse Road; thence South 28 Deg. 00 Min. East a distance of Two Hundred Fifty feet (250.0') along the Southwestern right-of-way line of Whitehorse Road to the point of beginning, and being a portion of the property conveyed by J. E. Means and R. A. Means to J. E. Means, by deed dated May 18, 1929, and recorded in Book 134, page 285, in the Clerk's Office of Greenville County Courthouse, Greenville, South Carolina.

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(as shown outlined in red on the 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 1st day of August 1959, and ending on the 31st day of July 1969, hereinafter called "the original term."

3. LESSEE shall pay the following rent to LESSOR on the following terms and conditions: The sum of Two Hundred Twenty Eight Dollars (\$228.00) per month, payable on the first day of each month, in advance.

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 Five (5) years next succeeding the term of this lease, at a rent during such renewal term of the same rental as stipulated for the original term hereof.

(b) A further option to renew and extend this lease for a further term of Five (5) years next succeeding the expiration of the first renewal period above mentioned, at a rent during such second renewal term of the sum of Two Hundred Fifty Dollars (\$250.00) per month, payable on the first day of each month, in advance.

(c) A further option to renew and extend this lease for a further term of Five (5) years next succeeding the expiration of the second renewal period above mentioned, at a rent during such third renewal term of the sum of Two Hundred Seventy Five Dollars (\$275.00) per month, payable on the first day of each month, in advance.

(Continued on Next Page)

Handwritten: R.M.C. J.E.M. B.C.M.

Handwritten: R.M.C. J.E.M. B.C.M.

Vertical handwritten note: See Deed Book 636 Page 289. See Deed Book 812 Page 377. For assignment of Rentals see Deed Book 636 Page 289. For cancellation Agreement.

Handwritten: Cancelled Ollie Farnworth

WITNESSED AND CANCELLED OF RECORD
26 DAY OF Jan 1967
Ollie Farnworth
R. M. C. FOR GREENVILLE COUNTY, S.C.
AT 2:40 O'CLOCK P.M. No. 18008

Handwritten: For cancellation Agreement