

For Collateral Assignment of Lease + Rents See Deed Book 824 Page 3
For Collateral Assignment of Lessee + Rents See Deed Book 749 Page 3



1938 10092
Sinclair Refining Company
LEASE AGREEMENT

BOOK 635 PAGE 263

THIS AGREEMENT, in duplicate, made and entered into this 13th day of May
A. D. 1959, by and between Webster Oil Company, Inc.
P. O. Box 1015

of Greenville, S. C. street address.....
party of the first part, Lessor (whether one or more, and when referred to by pronoun the singular neuter
gender will be used), and SINCLAIR REFINING COMPANY, a Maine corporation, authorized to transact
business as a foreign corporation in the State of South Carolina, having its principal business
office at 600 Fifth Avenue, New York, New York; party of the second part, Lessee.

WITNESSETH:

1. Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved
and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and
by these presents does hereby rent and lease unto Lessee, its successors and assigns, the following described
premises, used for and constituting an oil and gasoline service station; (including Lessor's right in or to the
use of the land within street lines in front thereof), situate in the city of Greenville
County of Greenville, and State of South Carolina, at No.
Hwy. #291 and Keith Drive Street, (If in the country).....miles
.....of the City of.....on
(Insert which direction).....Highway, State of.....; said premises

being also known as.....
Being further described as:

All that lot of land on Pleasantburg Drive which is located between the Laurens
Road and the Super Highway, Greenville County, South Carolina, near the Municipal Air-
port, and having the following metes and bounds, to-wit: Beginning at an iron pin and
at corner of Pleasantburg Drive and Keith Drive and running thence along said Keith
Drive, S. 47 - 56 E. 60 feet to iron pin; thence still with the said Keith Drive, S.
34 - 14 E. 40 feet to iron pin; thence N. 22 - 04 W. 43.5 feet to iron pin; thence N.
34 - 11 E. 94.3 feet to iron pin; thence N. 78 - 45 W. 83.8 feet to iron pin on Pleasant-
burg Drive; thence running with the said Pleasantburg Drive S. 22 - 04 W. 138.2 feet to
iron pin at point of beginning.



TO HAVE AND TO HOLD the above rented and leased premises with the buildings, improvements and
fixtures, and such furniture, pumps, tanks, air compressors, appliances, pipe lines, unloading racks and unload-
ing facilities as may now or hereafter be located or placed thereon by Lessor, and all rights, privileges and
appurtenances thereunto belonging, together with any and all permits, whether village, city, county or state,
unto Lessee, its successors and assigns, for a term of 10 years, 7 months, 26 days.....year.....
from the 13th day of September, A. D. 1959 Lessor
hereby covenants and agrees to place Lessee in possession of the demised premises and improvements at the
beginning of and for said term. Lessor hereby gives and grants to Lessee the exclusive option and privilege
of extending this lease for a period of Five (5).....year..... Lessee may exercise

(Continued on reverse side)

For Assignment of Rents See Deed Book 636 Page 11