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LEASE

BOOK 679 PAGE 51

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THIS LEASE, made this 15th day of May 2858, 19 61,

between Mrs. Velma G. Cook

of Owings, South Carolina, hereinafter referred to as Lessor

(whether one or more), and THE PURE OIL COMPANY, an Ohio corporation, hereinafter referred to as Lessee, WITNESSETH:

For the considerations, and subject to the terms, conditions, and provisions of that certain Lease Agreement hereinafter referred to, Lessor has leased and let and hereby leases and lets unto Lessee that certain tract or parcel of land, with any buildings, structures, improvements and equipment thereon, situated in the ~~Chick~~ Township of Chick Springs, County of Greenville, and State of South Carolina, described as follows:

BEGINNING at the junction of the Hendersonville surfaced road, on the eastern side of said road, and the northern edge of the dual-lane Super Highway #29, and running thence with the northern edge of right-of-way of said dual-lane Super Highway a distance of one hundred fifty feet to a point; thence northwesterly a straight line and parallel with the said Hendersonville road, one hundred fifty feet to a point; thence southwesterly a straight line, and parallel with the right-of-way of the said dual-lane Super Highway, one hundred fifty feet to the eastern edge of said Hendersonville Road; thence with said Hendersonville Road one hundred fifty feet to the beginning corner; comprising parts of lots 58-57 and possibly 56 on the line of said Super Highway; and all of lot 59 and possibly a small portion of lot 60 as shown on plat of the W. H. Brockman Estate, prepared by Dalton & Neves, Engineers, June 1926, and which plat is recorded in Greenville County R.M.C. Office in Plat Book H - page 132, and conveyed to Mrs. Evelyn Gentry by deed of Charlie Littlefield and others, recorded in Deed Book 186, page 317, August 1, 1936.

together with all appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Lessor in and to any and all roads, streets, alleys and ways bounding said premises.

To have and to hold the same unto Lessee for the period of time, for the considerations, and under the terms, conditions and provisions set out in that certain written Lease Agreement between Lessor and Lessee, bearing even date herewith, duly executed and delivered, and now in effect, covering the premises above described.

Said Lease Agreement contains options to Lessee to renew and extend the term of the lease, to purchase the leased premises and to meet any bona fide offer to purchase the premises made by a third party.

Said Lease Agreement is incorporated herein by reference the same as though fully written herein, and is hereby referred to for all purposes.

IN WITNESS WHEREOF, the parties have caused the due execution of this agreement in duplicate on the day and year above first written.

WITNESSES AS TO LESSOR:

Eugene Hill
Lowell S. Cook

Velma G. Cook (SEAL)

(Lessor)

WITNESSES AS TO LESSEE:

Frederick Godfrey

THE PURE OIL COMPANY (Lessee)
[Signature] (Lessee)
By _____
(Authorized Agent)

ATTEST: _____
(Assistant Secretary)

(Continued on Next Page)

For Cancellation of Lease Agreement See Deed Book 702 Page 247