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THE PURE OIL COMPANY
OLLIE FARNSWORTH
LEASE
(For Recording)

re-record 100

THIS LEASE, made this 14th day of September, 1961,
between Harvey Lee Burns

of Greenville, 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, near situated ~~at~~ the City of Greenville, County of Greenville

and State of South Carolina, described as follows:

All that certain piece, parcel, tract or lot of land, lying and being in the County of Greenville, State of South Carolina, at the southeast intersection of the Pelham Road and Old Spartanburg Road, and being a portion of Lot No. 3 of property of Mabel B. Davis as shown on plat by Piedmont Engineering Service dated January 12, 1960, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "TT", pages 126 and 127 and having, according to a more recent plat of said property by Piedmont Engineering Service dated August 28, 1961, and being designated Property of Harvey L. Burns, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Pelham Road, said pin being N. 59-31 W. 71.5 feet from the joint corner of Lots Nos. 1 and 3, and proceeding thence N. 59-31 W. 170 feet to an iron pin; thence N. 10-14 E. 48.4 feet to an iron pin on right of way of South Carolina State Highway Department; thence along said easement bordering Old Spartanburg Road, N. 75-20 E. 185 feet to an iron pin; thence S. 12-48 W. 185.3 feet to the beginning corner.

This is a portion of the property conveyed by Elizabeth Mabel Burns Davis to Harvey Lee Burns by deed recorded in the R. M. C. Office for Greenville County, S.C. in Deed Book 676, at page 352.

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.

HJB 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. *116*

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:

Mitchell King
J. D. Berry

WITNESSES AS TO LESSEE:

Eugene B. Anderson

Harvey Lee Burns (SEAL)

(Lessor)

THE PURE OIL COMPANY (Lessee)

By *A. W. Emmett*
(Authorized Agent)

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