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APR 19 1963

FILED
GREENVILLE CO. S. C.

BOOK 720 PAGE 537

mail to
S.D. Pool 420
Charlotte
NC.



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LEASE TO COMPANY

AGREEMENT made this 15th day of April, 1963, by and between Arnold W. Suddeth and Mildred T. Suddeth, his wife, of Street, Greenville, State of South Carolina, hereinafter called "Lessor", and HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at 1600 Woodlawn Road, Charlotte, North Carolina hereinafter called "Lessee".

WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to take all that lot, piece or parcel of land situate in the Town or City of Greenville, County of Greenville, State of South Carolina

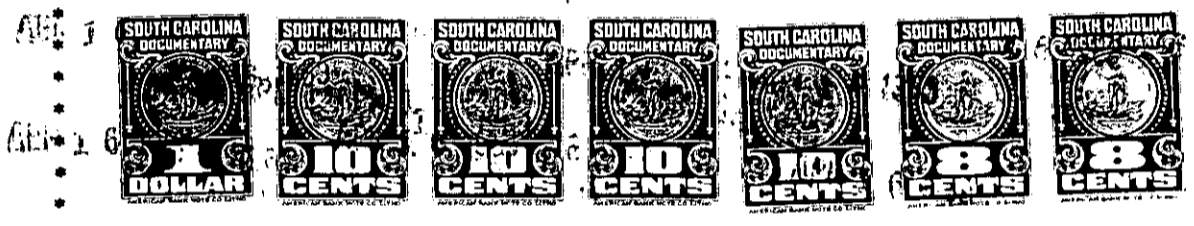
LOCATION

more fully described as follows:

DESCRIPTION

2460 B/S 1/63

One lot of land situated in above town, County and State, beginning at an iron pin at the Southwest intersection of Douglas Avenue, and Huff Line and running thence along the Western side of Huff Line S. 6-48 E. 100 feet; thence in a Northwesterly direction 125 feet; thence in a Northeasterly direction 100 feet to Douglas Avenue; thence in a Easterly direction parallel with Douglas Avenue 125 feet to the point of beginning.



together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging and together with all the buildings, improvements and equipment thereon or connected therewith, including the property listed under Schedule "A" hereto annexed.

PERIOD

TO HOLD the premises hereby demised unto Lessee for two (2) years, beginning on the 1st day of June, 1963, and ending on the 31st day of May, 1965, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent: An annual rent of One Thousand Nine Hundred Forty-Four and 96/100 Dollars (\$1,944.96) in equal monthly installments of One Hundred Sixty-Two and 08/100 Dollars (\$162.08) payable on the first day of each month in advance.

C.W.S.
M.J.D.

In addition, an amount equivalent to One Cent (1c) for each gallon of gasoline and other motor fuels sold in excess of 16,208 gallons during the month or fraction thereof, by Lessee, at said premises, its assigns, or before the 15th day of the month following the month in which the rental is earned. Lessee shall keep, or cause to be kept, such records as will accurately show the number of gallons of gasoline and other motor fuels sold at the demised premises and will permit Lessor to inspect such records at any time and from time to time during business hours when Lessor desires so to do.

RENEWAL

(2) Lessee shall have the option of renewing this lease for eight (8) additional periods of one (1) year each, the first of such periods to begin on the expiration of the original term herein granted, and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth and all of said privileges of renewal shall be considered as having been exercised unless Lessee gives Lessor notice in writing at least thirty (30) days prior to the expiration of the period then in effect of its intention not to exercise such renewal privilege.

TITLE

(3) Lessor covenants that it is well seized of the demised premises, has good right to lease them and hereby warrants and agrees to defend the title thereto and to reimburse and hold Lessee harmless from any loss by reason of any defect in the title. Lessor agrees to notify Lessee immediately upon any default in payment of mortgage interest or principal, or in payment of taxes or other liens upon the premises and Lessee shall have the right to make such defaulted payments for the account of Lessor. Any sums so advanced by Lessee, including costs and attorneys' fees incurred by Lessee in defending any suits and protecting its rights herein granted, shall bear interest at the rate of six per cent (6%) per annum, and the rent provided for herein may be applied to the payment of such sums and interest, or Lessee may require Lessor to pay any unpaid balance. Should the term of this lease or any renewal term provided for herein, expire before such sums with interest have been fully repaid to Lessee, Lessee may, at its option, continue to occupy said premises on the terms and conditions herein provided until such sums with interest have been fully repaid.

(CONTINUED ON NEXT PAGE)

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