

12 DAY OF Feb. 1964
Ollie Jamaworth
R.M.O. FOR GREENVILLE COUNTY, S. C.
AT 3:50 O'Clock P.M. No. 22734

SEP 20 1963 4.00
27.00 SEP 20 9 20 AM 1963 BOOK 732 PAGE 115
8742 LEASE CONTRACT
OLLIE JAMAWORTH
R.M.O.

THIS AGREEMENT made and entered into this 26 day of August, 19 63 by and between WALTER L. PICKELL, JR. (hereinafter called "Lessor") and THE SOUTHLAND CORPORATION OF DALLAS, TEXAS

(hereinafter called "Lessee"), WITNESSETH:

Said Lessor does by these presents lease and demise unto the said Lessee the following described property being situated in Greenville County, South Carolina, to-wit:

Unit 107 as designated on "Site Plan For Proposed Buildings For Walter L. Pickell, Greenville, S. C.," a copy of the above site plan being attached hereto and made a part of this lease. Unit 107 is a part of a multi-unit strip building which shall be constructed on property of Walter L. Pickell located at the corner of Greenbrier Road and Pleasantburg Drive in Greenville, S. C., the above described unit to be constructed as per the plans submitted by The Southland Corporation for the construction of a Handy Pantry unit.

for a term of fifteen (15) years, beginning the first day of the month following the completion and acceptance by Lessee of the building and improvements on the aforesaid described property as hereinafter provided, and ending fifteen (15) years thereafter, to be occupied and used as a drive-in grocery and dairy products store known as a 7-Eleven Store, and for any other lawful purpose, upon the following terms and conditions:

1. Lessor agrees that he will within the space of 120 days from the date hereof cause to be constructed, in a good and workmanlike manner, on the leased premises, a building and improvements, including the paving of lots and curbing, all substantially according to plans and specifications which are attached hereto and made a part hereof, and which have been initialed and approved by the parties.

2. Lessee agrees to pay to Lessor at the offices of Alester G. Furman Co., its agent, South Carolina National Bank Building, P. O. Box 288, Greenville, South Carolina, a rental of THREE HUNDRED SEVENTY-FIVE and NO/100 (\$ 375.00) per month for each and every month during the term of this lease, such monthly rental to be paid in advance on or before the fifth day of the month. If aforesaid building and improvements are accepted on other than the first

See Plot book X7 Page 155

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Cancelled by mutual consent Feb 11, 1964