

SEP 27 1963

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GREENVILLE CO. S. C.

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MURPHY
CORPORATION

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FORM No. 195
(LAND ONLY)
REV. 7-1-62

OLLIE F. WORTH
R. M. O.



LEASE TO COMPANY

THIS LEASE AGREEMENT made and entered into on this 30th day of July, 1963,
by and between K. S. CONRAD
of 11 Whittsett Street, Greenville, South Carolina
(Give Address)

herein called "LESSOR" whether one or more, and MURPHY CORPORATION, a corporation organized under the laws of the State of Louisiana with an office in El Dorado, Arkansas, hereinafter called "LESSEE."

WITNESSETH:

1. That the Lessor, in consideration of the rents hereinafter reserved and agreed to be paid, and the covenants, agreements and stipulations hereinafter set out to be performed by the Lessee, does by these premises, demise, let, and lease unto the Lessee the following described premises situated in the County/Parish of Greenville, State of South Carolina:

Two adjoining lots on South Main Street in the City of Greenville having approximately seventy-three (73) feet offfrontage on South Main Street and approximately one hundred twenty-five (125) feet of depth to and including the C. and W. C. Railway right-of-way including all traffic rights. Said property leased beginning at iron pin on the East side South Main Street on the corner of an eight-(8) foot walkway being on the South side of said walkway.

Said property designated as No. 619 South Main Street; and being adjoined on both eastern and western bounds by property of Lessee.



TO HAVE AND TO HOLD the said demised premises, together with all the improvements thereon, unto the said Lessee for the term of 10 years, beginning on the 1st day of September, 1965, and ending on the 31st day of August, 1975, upon all the terms and conditions, subject to the covenants, agreements and privileges herein set forth, and subject to renewal as herein provided.

2. Lessor hereby covenants that Lessor is the sole owner and is lawfully seized and in possession of the premises above described; that said premises are free and clear of all encumbrances except as hereinafter stated and are free of any restriction as to use; and that Lessor will put and keep the Lessee in peaceful possession thereof during the term of this lease subject to the conditions herein set forth, and the Lessee shall have the peaceful and uninterrupted possession thereof for the uses and purposes herein contemplated to the end of the term, and of any extensions thereof, so long as Lessee keeps, complies with, and performs the covenants of this lease.

3. The rental hereby reserved and which the Lessee hereby covenants and agrees to pay as rent for the use of said premises during the term of this lease, is as follows:

Lessee agrees to pay to Lessor the sum of One Hundred and Fifty Dollars-- DOLLARS (\$ 150.00)
for each month during the term of this lease, payable in advance on the first day of each and every month, beginning on the 1st day of September, 1965.

4. In the event a title examination shows that Lessor does not have a good and marketable title to the leased premises, free and clear of all liens and encumbrances, Lessee shall give written notice to Lessor of all defects, liens and encumbrances which Lessee is unwilling to waive, and if such defects, liens and encumbrances are not removed by Lessor within thirty (30) days after the date of such notice, Lessee shall have the right at its option to cancel this lease by giving ten (10) days' written notice of its intentions so to do, and both parties shall thereupon be relieved from all liability hereunder, except that Lessor shall refund to Lessee the amount of any rent paid by Lessee to Lessor under the terms of this lease. Lessor agrees to use Lessor's best efforts to remove any such defects, liens and encumbrances within said thirty (30) day period.

5. Lessee shall have the right to use or permit the use of said premises for any lawful purposes. It is the immediate intention of Lessee to use the property for a service and distributing station for the sale and distribution of gasoline, oil, other petroleum products, automobile accessories, and related lines, but such purpose of Lessee shall not be construed to limit in any way the rights herein conferred to use said premises for any lawful purpose. Lessee shall have the right, from time to time, to move, alter or modify any portion of the premises, including buildings, tanks, driveways, grades and curbing; to remodel or entirely remove existing buildings or structures; to place on and under the leased premises such buildings, tanks, pipelines and other equipment and material as may be suitable or

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