



BOOK 742 PAGE 443

LEASE AGREEMENT

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

FEB 19 10 33 AM 1964

THIS AGREEMENT OF LEASE, made and entered into this 28th day of January, 1964, by and between Greenville Leasing Company, Inc., a South Carolina Corporation

of Greenville County, State of South Carolina, Lessor, and the GULF OIL CORPORATION, a corporation organized and existing under the laws of the State of Pennsylvania, Lessee, WITNESSETH:

- 1 -

That lessor has this day rented and leased to the lessee, a certain parcel of land located in or near the City of Greenville, State and County aforesaid, and described as follows:

All that piece, parcel or lot of land in Austin Township, Greenville County, South Carolina, on the Southwest side of Laurens Road (U. S. Highway 276) near the intersection of said road and Interstate Highway 1-85 and having according to a plat made by Jones Engineering Services entitled "Gulf Oil Corporation, Laurens Road, Greenville, S. C.", December 1963, to be recorded herewith, the following metes and bounds, to wit:

BEGINNING at an iron pin in the Southwesterly right-of-way line of Laurens Road (U. S. Highway 276), said iron pin marking the Northwesterly corner of property now or formerly of The Shore Company, Inc., and running thence with the joint line of the property of the Lessor and the said Shore property South 39 degrees 56 minutes West (S. 39-56 W.) 150 feet to an iron pin; thence with the line of other property of the Lessor North 40 degrees 21 minutes West (N. 40-21 W.) 130 feet to an iron pin; thence still with the joint line of other property of the Lessor North 39 degrees 56 minutes East (N. 39-56 E.) 150 feet to an iron pin in the Southwesterly right-of-way line of U. S. Highway 276; thence with the Southwesterly right-of-way line of U. S. Highway 276 South 40 degrees 21 minutes East (S. 40-21 E.) 130 feet to an iron pin, the point of the beginning; being a portion of that property conveyed to the Lessor by the deed of The Shore Company, Inc. recorded in the R. M. C. Office for Greenville County, in deed Book 731, at Page 453 and shown on plat recorded in said R. M. C. Office in Plat Book YY, at Page 137.

As a part of the consideration for the execution of the lease by Lessee, the Lessor covenants and agreed to establish, pave and open to traffic a 20' street adjoining the herein leased premises on the northwest within 6 months from this date. Should the Lessor fail therein, the said 20 foot area shall become a part of the leased premises.



Said leased premises shall include the above described real estate together with all driveways and street front privileges, and all improvements and buildings situated thereon, or to be erected thereon.

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