

D-282-E (2-51) Printed in U.S.A.

# LEASE

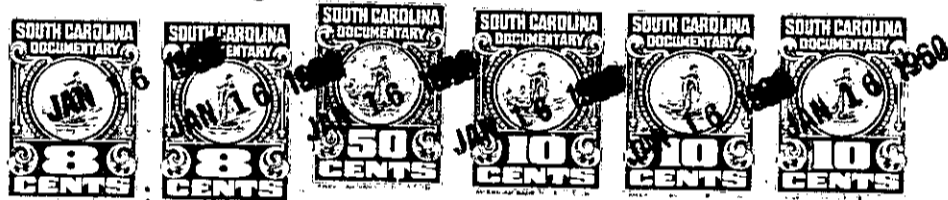
THIS LEASE, dated December 8, 1959, between Ruth W. Stone, a widow, of P. O. Box 204 in Greenville, South Carolina (herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 2000 Fulton National Bank Bldg. in Atlanta, Georgia (herein called "Shell"),

### WITNESSETH:

1. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described land, situated at Falls and Broad Streets in Greenville, County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, in the Forth Ward of the City of Greenville:

Beginning at the northwest corner of Broad and Falls Streets and running thence along said Falls Street in a northerly direction 60 feet or more (supposed to be 62 feet) to a stake; thence in a westerly direction on line parallel with Broad Street 100 feet to a stake; thence in a southerly direction on line parallel with said Falls Street 60 feet or more (supposed to be 62 feet) to a stake on Broad Street; thence, with Broad Street in an easterly direction 100 feet to the point of beginning.



together with all of Lessor's buildings, improvements, equipment and other property now or hereafter located thereon, including those described in Exhibit A hereof (and which, together with said land, are herein collectively called "the premises").

2. The term of this lease shall be One ( 1 ) years, beginning on the 10th day of January, 1960, and ending on the 9th day of January, 1961. Shell shall have options to extend the term of this lease for One ( 1 ) additional period(s) of Four ( 4 ) year(s) each, on the same covenants and conditions as herein provided, each of which options Shell may exercise by giving Lessor notice at least forty-five (45) days prior to the expiration of the original term or the then-current extension period, as the case may be. If Shell does not exercise its then-current option to extend, the term shall be automatically extended from year to year, on the same covenants and conditions as herein provided, unless and until either Lessor or Shell terminates this lease at the end of the original term or the then-current extension period or any subsequent year, by giving the other at least thirty (30) days' notice.

3. Shell shall pay, as rent for each calendar month during the term of this lease, the sum of Two Hundred and no/100 ----- Dollars (\$200.00), by check to the order of Ruth W. Stone P. O. Box 204 Greenville, South Carolina, in advance on or before the first day of each such month. Rent for any period less than a calendar month shall be prorated.

4. Shell shall have the rights, at Shell's expense: to use the premises for any lawful purpose; to paint all or any part of the premises in colors of Shell's selection; to make any alterations that Shell may desire in the premises; and to construct and install on the premises, and alter, any additional buildings, improvements and equipment (including advertising signs and billboards) that Shell may desire. Lessor shall remove from the premises any of Lessor's equipment that Shell elects to replace with its own equipment.

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For Termination Agreement See Deed Book 664 Page 531