

# LEASE

THIS LEASE, dated JUNE 20, 19 51, between  
J. M. GRIFFIN

of MAULDIN in SOUTH CAROLINA  
(herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation  
with offices at 909 East 22nd St., Baltimore 18 in Maryland  
(herein called "Shell"),

WITNESSETH:

1. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described  
land, situated at on U. S. Highway No. 276 in Simpsonville  
in County of Greenville, State of South Carolina :

Beginning at a point in the edge of U. S. Highway No. 276 and continuing along  
said highway No. 276 in a southerly direction for a distance of one hundred and  
seventy-five (175) feet to a point; thence eastwardly one hundred and forty (140)  
feet to a point; thence in a northerly direction one hundred and seventy-five (175)  
feet to a point; thence in a westerly direction one hundred and forty-five (145)  
feet to the edge of U. S. Highway No. 276 and place 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 Five ( 5 ) years, beginning on the 11th day of  
July, 19 51, and ending on the 10th day of July, 1956.

Shell shall have options to extend the term of this lease for two ( 2 ) additional period(s)  
of one ( 1 ) year 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.

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Shell shall pay, as rent for the leased premises, a sum equal to / one and one half cents  
cent(s) ( 1 1/2 ¢ ) for each gallon of  
gasoline sold upon the leased premises by Shell or its sublessee or licensee during each calendar month during the term of this  
lease, payable, in cash to, or by check to the order of, J. M. GRIFFIN

on or before the fifteenth day of the succeeding calendar month; provided, however, that the rent for any calendar month shall

not, in any event, be less than FIFTY AND NO/100 Dollars (\$ 50.00 )  
or more than TWO HUNDRED AND TWENTY FIVE Dollars (\$ 225.00 )

Dollars (\$ ), by check to the order of

, 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.

For termination Agreement see Deed Book 604 Page 235.