

LEASE AGREEMENT

551-55-5510  
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THIS AGREEMENT, made this 12<sup>th</sup> day of February, 1952,  
between B. A. Long and wife Anne W. Long  
of Greenville County, South Carolina, hereinafter referred  
to as Lessor (whether one or more), and THE PURE OIL COMPANY, an Ohio Corporation, hereinafter  
referred to as Lessee,

WITNESSETH:

1. Lessor hereby leases and lets unto Lessee that certain tract or parcel of land, with all buildings,  
structures, improvements and equipment thereon, situated in the City of Greenville,  
County of Greenville, and State of South Carolina  
described as follows:

Beginning at an iron pin on the north side of the Easley Bridge Road at the  
corner of a 1 foot strip conveyed by the grantor herein to Westmoreland, which  
point is 92.1 feet east of the northeast corner of the intersection of the  
Easley Bridge Road with Washington Avenue, and running thence along the line  
of the 1 foot strip N 18-40 W 100 feet to an iron pin at the rear corner of  
said 1 foot strip; thence N 71-25 E 2.20 feet more or less to an iron pin;  
thence N 21-38 W 80 feet more or less to an iron pin; thence N 71-25 E 95.1  
feet more or less to an iron pin at the rear corner of a lot heretofore conveyed  
to Butler and Griffin; thence along the line of that lot S 18-48 E 138 feet more  
or less to an iron pin; thence S 33-15 E 30.5 feet more or less to an iron pin  
on the north side of the Easley Bridge Road; thence along the north side of the  
Easley Bridge Road S 71-25 W 101.2 feet more or less to the beginning corner,  
for further description see deed dated 12-14-51 as recorded in Greenville R.M.C.  
Office, Book 447, page 381.

together with all appurtenances thereto belonging or in anywise appertaining, and all right, title and interest  
of Lessor in and to any and all roads, streets, alleys and ways bounding said premises.

2. To have and to hold the same unto the Lessee for a period of Five ( 5 ) years  
commencing on the First ( 1st ) day of February, 1952,  
and ending on the Thirty-first ( 31st ) day of January, 1957,  
hereinafter referred to as the original term.

~~Lessee is hereby granted the option of extending this lease for an additional period of Five  
( 5 ) years commencing on the First ( 1st ) day of  
February, 1957, and ending on the Thirty-first ( 31st ) day of  
January, 1962, under the same terms and conditions as outlined herein for the original  
term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days  
prior to the expiration of the original term.~~

~~Lessee is hereby granted the further option of extending this lease for an additional period of  
( ) years commencing on the ( ) day of  
, 19 , and ending on the ( )  
day of , 19 , under the same terms and conditions as outlined  
herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least  
thirty (30) days prior to the expiration of the first extended term.~~

3. Lessee agrees to pay as rent for said premises: On or before the 15th day of each month  
during the original term of this lease or any extension hereof a fixed monthly rental  
of Forty (\$40.00) Dollars.



Rental may be paid by check or draft of Lessee, mailed or delivered to Lessor on or before the  
due date.

4. Lessor agrees, during the term of this lease or any extension hereof, to maintain and keep the buildings, improve-  
ments and equipment hereby leased in constant good condition and repair, and to perform any necessary work of maintenance  
and repair, at such times and in such manner as not unreasonably or unnecessarily to interfere with the Lessee's use and  
occupancy of said premises. If the Lessor, after written demand by the Lessee so to do, shall fail or refuse to make any  
necessary repairs, the Lessee shall have the right, at its option, either (1) to make such repairs and to charge the expense  
thereof to Lessor which expense the Lessor agrees to pay on demand, and until paid by Lessor, the Lessee shall have the  
right to deduct such expense from rent thereafter payable by the Lessee hereunder; or (2) to cancel and terminate this  
lease by giving written notice thereof to the Lessor. The Lessor, however, shall not be required to repair any damage done  
or waste committed upon said premises by the Lessee, but the Lessee shall repair or restore any and all damage or waste  
caused by Lessee.

For cancellation of Lease Agreement See Deed Book 526 Page 31