



THIS LEASE, made this 29th day of September in the year one thousand nine hundred and Forty-Five between THEODORE L. PRINCE AND CHARLSTIE B. PRINCE (his wife)

hereinafter referred to as "LESSOR," and THE AMERICAN OIL COMPANY, a corporation duly organized under the laws of the State of Maryland, hereinafter referred to as "LESSEE";

1. WITNESSETH: that LESSOR, in consideration of the rent hereinafter expressed to be paid, doth hereby demise and lease unto LESSEE, its successors and assigns, the property situate, lying and being in the Township of Gantt COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA and more particularly described as follows:— Beginning at an iron pin on the West side of National Highway No. 29 at the Southwestern corner of Bynum Street and said National Highway and running thence with the South side of Bynum Street N. 53-30 W. 217 feet to an iron pin, joint corner of Lots Nos. 5 and 18; thence with the line of Lot No. 18 S. 35 W. 50 feet to an iron pin, joint corner of Lots Nos. 5 and 6; thence with the line of Lot No. 6 S. 53-30 E. 183 feet to an iron pin on the West side of National Highway No. 29; thence with said highway N. 69-45 E. 59 feet 8 inches to beginning corner, and being Lot. No. 5.

Also, beginning at a point on the West side of U.S. Highway No. 29, 59 feet 8 inches Southwest of the Southwestern corner of the intersection of Bynum Street and said highway, joint front corner of Lots Nos. 5 and 6, and running thence with dividing line of said Lots N. 53-30 W. 183 feet to line of Lot No. 18, joint rear corner of Lots Nos. 5 and 6; thence with dividing line of Lots Nos. 18 and 6 S. 35 W. 50 feet to joint rear corner of Lots Nos. 6 and 7; thence with dividing line of Lots Nos. 6 and 7 S. 55-30 E. 156 feet to a point on Highway No. 29, joint front corner of Lots Nos. 6 and 7; thence with said highway N. 64-15 E. 56.7 feet to the beginning point and being Lot. No. 6.

(The property above described being shown outlined in red on the attached blueprint).

2. TOGETHER WITH all buildings and improvements thereon, and all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all LESSOR'S right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

3. TO HAVE AND TO HOLD the aforesaid premises unto LESSEE, its successors and assigns, subject to the provisions of this lease, for the term of Five (5) Years beginning on the 1st day of November

1945, and ending on the 31st day of October 1950;

4. The said LESSEE, its successors or assigns, yielding and paying unto the said LESSOR as rental a sum, payable on the 15th day of each month, equivalent to One and One-Half Cents (1-1/2¢) per gallon on each gallon of Lessee's brands of gasoline and/or motor fuel sold during the preceding calendar month from said premises by Lessee, its Agents or Assigns, to the consuming trade.

it being understood and agreed, however, that said rent hereunder shall not begin until ninety (90) days after LESSEE shall have secured and accepted the licenses, permits and franchises hereinafter referred to, and shall have been given actual possession of the demised premises as hereinafter provided, whichever shall last occur. (If the LESSOR, by the terms of this agreement, is required to erect a service station upon the demised premises, rental hereunder shall not begin or accrue until such service station shall have been fully completed ready for operation and actual possession thereof delivered to the LESSEE.) LESSEE may apply all or any part of the rentals accruing under this lease to the payment of any sum or sums owing or that may become owing by LESSOR to LESSEE at any time during the continuance of this lease.

AND THE PARTIES HERETO do further covenant and agree together as follows:

5. LESSEE shall have the following options to renew this lease at the rental hereinafter mentioned, viz.:

(a) An option to renew this lease for a further term of five (5) years next succeeding the term of this lease, at a rental during such renewal term of the same as specified to be paid during the original term hereof

(b) A further option to renew this lease for a further term of None years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term of

(c) A further option to renew this lease for a further term of None years next succeeding the expiration of the second renewal period above mentioned, at a rental during such third renewal term of

it being agreed that in the event of the exercise by LESSEE of said renewal options or any thereof, all covenants, terms, conditions and provisions of this lease shall remain in full force and effect; it being further understood and agreed that in the event LESSEE shall elect to exercise said options of renewal or any thereof it shall do so by written notice thereof to LESSOR not less than thirty days prior to the expiration of the then current term.