



THIS LEASE, made this 14th day of October in the year one thousand nine hundred and fifty three between Greenville Airport Commission, City of Greenville, County of Greenville, State of South Carolina.

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

and more particularly described as follows:— BEGINNING at a point in the Easterly right-of-way line of S. C. Highway No. 291, said point being the point of intersection of the Easterly right-of-way line of S. C. Highway No. 291 and the Southerly right-of-way line of a new access road to the Greenville Munciple Airport as shown on plat of property of Greenville Munciple Airport by Piedmont Engineering Service dated Oct. 15, 1952 and running thence with a curve to the right having a radius of one hundred and twenty-four (124.0) feet, a distance of thirty-five and fifteen one hundredths (35.15) feet to a point; thence North 86 Deg. and 27 Min. East, a distance of one hundred eighty-two and fifty-six one hundredths (182.56) feet to a point; thence South 21 Deg. and 24 Min. West, a distance of two hundred forty and seventy-two one hundredths (240.72) feet to a point; thence North 68 Deg. and 36 Min. West, a distance of one hundred and ninety-five (195.0) feet to a point in the Easterly right-of-way line of S. C. Highway No. 291; thence with said right-of-way line North 21 Deg. and 24 Min. East, a distance of one hundred forty-four and sixty one hundredths (144.60) feet to the point of BEGINNING, and being a portion of property conveyed by W. C. Harvey to Greenville Airport Commission by deed dated June 3, 1936 and recorded in Book K, Page 151, in the office of Register of Deeds for Greenville County, South Carolina.

(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, subject to the provisions of this lease, for the term of ten (10) years beginning on the 1st day of February 19 54, and ending on the 31st day of January 19 64 ;

4. The said LESSEE, yielding and paying unto the said LESSOR as rental a sum, payable on the fifteenth day of each month, equivalent to one cent (1¢) per gallon on each gallon of LESSEE'S brand 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, however, that said rent shall not be less than Two Hundred Dollars (\$200.00) per month, nor more than Four Hundred Dollars (\$400.00) per month.

it being understood and agreed, however, that said rent hereunder shall not begin or accrue until such time as LESSOR shall have erected and finally completed a drive-in gasoline service station upon the demised premises, as hereinafter provided, and shall have delivered actual possession thereof 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 and extend this lease at the rental hereinafter mentioned, viz.:

(a) An option to renew and extend 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 at the same rental as stipulated for the original term hereof.

(b) A further option to renew and extend this lease for a further term of five (5) years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term of at the same rental as stipulated for the original term hereof.

(c) A further option to renew and extend 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,

For Cancellation Agreement See Deed Book 719 Page 209

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M. D. B. 9/23/54  
E. L. B. Rowe

M. D. B. 9/23/54  
E. L. B. Rowe

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