



GREENVILLE CO. S. C.

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ALLIE FARNSWORTH
R.M.C.

THIS LEASE, made this 30th day of September in the year one thousand nine hundred and Fifty Four between Robert B. McCorkle and Daisy H. McCorkle, 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 City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows:—

BEGINNING at the point of intersection of the southerly right-of-way line of McCrary Street and the westerly right-of-way line of Old Buncombe Road, U. S. Highway No. 25, said point being the northeast corner of Lot # 3, Block 6 as shown on the Greater Greenville Tax Maps, and running thence with the westerly right-of-way line of Old Buncombe Road South 13 Deg. - 27 Min. West a distance of One Hundred Thirty-Four (134') Feet to a point, the south-east corner of Lot #4, Block 6 as shown on the Greater Greenville Tax Maps; thence North 78 Deg. - 16 Min. West a distance of One Hundred and Four One Hundreths (100.04') Feet to a point; thence North 13 Deg. - 27 Min. East a distance of One Hundred Thirty-six and Nine-tenths (136.9') Feet to a point in the southerly right-of-way line of McCrary Street; thence with said right-of-way line of McCrary Street South 76 Deg. - 36 Min. East a distance of One Hundred (100') Feet to the point of BEGINNING and being a portion of property conveyed by James A. Poole to Nelle Jackson Poole by deed dated January 15, 1951 and recorded in Book 427, Page 409 in the R M C office for Greenville County, South Carolina and being also a portion of property conveyed by Clyde L. Miller, et al to G. E. Griffin by deed dated May 31, 1950 and recorded in Book 410, Page 469 in the R M C office 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 January 1955, and ending on the 31st day of December 1964;

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 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, however, that said rent shall not be less than Two Hundred Fifty Dollars (\$250.00) per month, nor more than Three Hundred Fifty Dollars per month. (\$350.00)

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; except that the rent during this second period shall not be less than Two Hundred Seventy-Five Dollars (\$275.00) per month, nor more than Three Hundred Seventy-Five Dollars (\$375.00) per month."

(c) A further option to renew and extend this lease for a further term of Five (5) years next succeeding the expiration of the second renewal period above mentioned, at a rental during such third renewal term of "at the same rental as stipulated for the original term hereof; except that the rent during this third period shall not be less than Three Hundred Dollars (\$300.00) per month, nor more than Four Hundred Dollars (\$400.00) per month."

it being agreed that in the event of the exercise by LESSEE of said renewal options or any thereof, all covenants, terms,

SATISFIED AND CANCELLED OF RECORD

23 DAY OF Dec 1966

Allie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

At 9:13 o'clock A.M. NO. 15443

For Cancellation Agreement

See Deed Book 514 Page 192