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Sinclair Refining Company
LEASE AGREEMENT

Form 1717-F (MGM) 10M 5-58

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THIS AGREEMENT, in duplicate, made and entered into this 13th day of May
A. D. 19 59, by and between Webster Oil Company, Inc.
P. O. Box 1015

of Greenville, S. C. street address
party of the first part, Lessor (whether one or more, and when referred to by pronoun the singular neuter
gender will be used), and SINCLAIR REFINING COMPANY, a Maine corporation, authorized to transact
business as a foreign corporation in the State of South Carolina, having its principal business
office at 600 Fifth Avenue, New York, New York, party of the second part, Lessee,

WITNESSETH:

1. Lessor, for and in consideration of the rents, covenants and agreements hereinafter mentioned, reserved
and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and
by these presents does hereby rent and lease unto Lessee, its successors and assigns, the following described
premises, used for and constituting an oil and gasoline service station, (including Lessor's right in or to the
use of the land within street-lines in front thereof), situate in the city of Greenville
County of Greenville, and State of South Carolina, at No.
East Stone Avenue Extension Street, (If in the country) miles
of the City of on
(Insert which direction) Highway, State of; said premises

being also known as
Being further described as:

All that lot of land on the east side of Stone Avenue By-Pass north of East
Park Avenue intersection, owned by H. B. McKoy and G. P. Campbell, bounded on the
west by Stone Avenue By-Pass, on the south by a fence being the north side of pro-
perty leased to Clock Drive-In No. 2, and on the east by Richland Creek, and on the
north by property owned by the City of Greenville, further described as beginning at
the southwest corner of the property on Stone Avenue By-Pass and following the fence
on the south side 133 feet more or less to Richland Creek, thence following the west
side of Richland Creek approximately 200 lin. feet more or less, thence running in
a westwardly direction approximately 30 feet to Stone Avenue By-Pass, thence follow-
ing the Stone Avenue By-Pass in a southerly direction approximately 235 feet to the
beginning.



TO HAVE AND TO HOLD the above rented and leased premises with the buildings, improvements and
fixtures, and such furniture, pumps, tanks, air compressors, appliances, pipe lines, unloading racks and unload-
ing facilities as may now or hereafter be located or placed thereon by Lessor, and all rights, privileges and
appurtenances thereunto belonging, together with any and all permits, whether village, city, county or state,
unto Lessee, its successors and assigns, for a term of 5 years, 1 month, 27 days year
from the 4th day of September, A. D. 19 59. Lessor
hereby covenants and agrees to place Lessee in possession of the demised premises and improvements at the
beginning of and for said term. Lessor hereby gives and grants to Lessee the exclusive option and privilege
of extending this lease for a period of none year. Lessee may exercise

(Continued on reverse side)