EUGENE E. August 1st , 1963 , between THIS IS A LEASE, dated EUGENE E. STONE, JR., WARD S. STONE, THOMAS W. MILLER, and EUGENE E. STONE, of Florence, S. C., as Trustees and Executors of the Estate of T. C. Stone, deceased, Expression to the Estate of T. C. Stone, deceased, S. C., as Trustees and Executors of the Estate of I. South Carolina in Greenville, South Carolina (herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation %.S

with offices at 2000 Fulton National Bank Building (herein called "Shell"): Georgia

Atlanta in

APR. 17 1464 Lis Ollis Farnswo

1. DEMISE. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following described land situated at U.S. Highway No. 29 and Chick Springs Road

in Greenville , County of Greenville

, State of South Carolina

'All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, on the northwestern side of Wade Hampton Boulevard (U.S. Highway No. 29) and the southwestern side of the Chick Springs Road £ E. and having, according to a plat entitled "Property of Estate of T. C. Stone" prepared by Carolina Engineering & Surveying Co., Greenville, S. C., July 27, 1963, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the northwest corner of Wade Hampton Boulevard and Chick Springs Road and running thence along the northwest edge of Wade Hampton Boulevard, S. 48-26 W. 150.0 feet to an iron pin; thence N. 41-34 W. 150.0 feet to an iron pin; thence N. 48-57 E. 171.7 feet to an iron pin on the southwest edge of Chick Springs Road; thence along the southwest edge of Chick Springs Road, S. 33-13 E. 150.0 feet to the beginning corner."

together with all rights, privileges and appurtenances thereto, and all of Lessor's buildings, improvements, equipment and other property now or hereafter located thereon, including those referred to in article 4 (and which, with the land, are herein collectively called "premises").

2. TERM. The primary term of this Lease shall begin on the date of completion of construction of an automobile service station on the premises, as provided in article 4, or on the

January , 1964 , whichever occurs first, and shall end on the last day of the One Hundred (180th) full calendar month after such date of completion of construction. Eightieth

2) additional period(s) of Shell shall have options to extend this Lease for () years(s) each, on the same covenants and conditions as herein provided, any one or more of which options Shell may exercise by giving Lessor notice at least forty-five (45) days prior to the expiration of the primary term or the then-current extension period, as the case may be. If Shell does not have or does not exercise any then-current option to extend, this Lease shall be automatically extended from year to year, on the same covenants and conditions as herein provided, unless and until either Lessor or Shell terminates this Lease at the end of the primary or the then current extension period or any subsequent year, by giving the other at least thirty

term or the then-current extension period or any subsequent year, by giving the other at least thirty

(30) days' notice.

3. Shell shall pay, as rent for each calendar month during the term of this lease, a sum equal cent(s) (1 ¢) for each gallon of gasoline delivered to the premises The оле during such month, as shown by Shell's records, but not less than Five Hundred Sixty-Six § 001/00 Dollars (\$ **566.CO**) nor more than Eight Hundred & 00/100 Dollars (\$ 800.00) for any such month; payable by check to the order of → Eugene E. Stone Realty Co., Stone Plaza, Greenville, , on or before the fifteenth day of the following calendar month.

South Carolina

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