

PYLE & PYLE  
ATTORNEYS



BOOK

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LEASE

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THIS IS A LEASE, dated March 17, 1964, between ALVIN F. BATSON

of 1007 N. Main Street in Greenville, South Carolina  
(herein called "Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation  
with offices at 2000 Fulton National Bank Building in Atlanta  
Georgia (herein called "Shell"):

1. DEMISE. Lessor hereby leases to Shell, and Shell hereby leases from Lessor, the following  
described land situated at 206 N. Poinsett Highway

in Travelers Rest, County of Greenville, State of South Carolina:

All that certain piece, parcel or portion of land, to-wit: lying and being on the  
Southeastern side of U. S. Highway 25 Alternate in Bates Township, County of  
Greenville and State of South Carolina and as shown on plat of survey of Shell  
Oil Station, Travelers Rest, South Carolina for Alvin F. Batson by Terry T. Dill,  
dated March 17, 1964 is more fully described as follows: Commencing at a spike  
on the Southeastern side of U. S. Highway 25 Alternate Seventy-six (76) feet  
N 54° 00' E of the Southeastern corner of the intersection of U. S. Highway 25  
Alternate with Tubbs Mountain Road and running thence 100 feet along the  
Southeastern side of U. S. Highway 25 Alternate One Hundred and Eight (108) feet  
to an iron pin; thence turning and running S 2° 30' E for One Hundred and Seventy (170) feet  
to an iron pin; thence turning and running S 54° 00' W along the property line  
of H. H. Merrill One Hundred Seventy (170) feet to an iron pin;  
thence turning and running N 32° 45' W along property line of H. H. Merrill One  
Hundred Seventy (170) feet to the point of commencement.

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together with all rights, privileges and appurtenances thereto, and all of Lessor's buildings, improve-  
ments, equipment and other property now or hereafter located thereon, including those described in  
Exhibit A hereof (and which, with the land, are herein collectively called "premises").

2. TERM. The primary term of this Lease shall be fifteen ( 15 ) years beginning on  
the 1st day of August, 1964. Shell shall have options to extend this Lease for  
None ( -0- ) additional period(s) of ( -0- ) year(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 termi-  
nates this Lease at the end of the primary term or the then-current extension period or any subse-  
quent year, by giving the other at least thirty (30) days' notice.

3. RENT. Shell shall pay, as rent for each calendar month, the sum of One Hundred Thirty-  
Nine & 90/100 Dollars (\$ 139.90 ), by check to the order of Alvin F.  
Batson, 1007 N. Main Street, Greenville, South Carolina  
in advance on or before the first day of each such month. Rent for any period less than a calendar  
month shall be prorated.

4. USE OF PREMISES. Shell shall have the rights, at Shell's expense: to use the premises for  
any lawful purpose; to paint all or any part of the premises in colors of Shell's selection; to make  
any alterations that Shell may desire in the premises; and to construct and install on the premises;  
and alter, any additional buildings, improvements and equipment (including advertising signs and  
billboards) that Shell may desire. Lessor shall remove from the premises any of Lessor's equipment  
that Shell elects to replace with its own equipment.

5. TAXES-LIENS. Lessor shall pay all taxes, assessments and other charges on the premises,  
excepting taxes on Shell's property on the premises, and license, utilities and other such charges  
incurred by Shell's use of or operations on the premises. If Lessor defaults at any time in any such  
payment or in the performance of the obligations of any mortgage or other lien affecting the prem-  
ises, Shell may remedy such default, in whole or in part, charge to Lessor all costs incurred there-  
by, and be subrogated to the rights of the holder of such mortgage or other lien.

(Continued on next page)

*For Agree. terminating lease see deed No. 1002 at pg. 480*