



BOOK 760 PAGE 129



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

This lease made and entered into this 10th day of October, 1963, by and between CENTER CITY, INC., a corporation organized under the laws of the State of South Carolina, hereinafter called "Landlord" and Webster Petroleum Distributing Company, Inc., hereinafter called "Tenant",

WITNESSETH:

1. That Landlord is the owner of a tract of land situated near the Southern boundary of the City of Greenville, S. C., bounded as follows: I-185 (U. S. 29), Henrydale, West Paris Road, Marue Street and Wallace Street

and more particularly shown on plat hereto attached as "Exhibit A" on which it has erected a shopping center known as K-Mart Plaza Shopping Center.

2. The Landlord hereby leases to the Tenant and the Tenant hereby leases and takes, upon the conditions and covenants hereinafter set out, the store premises, situated in said Shopping Center, outlined in red on the site plan hereto attached as "Exhibit B". ~~The leased premises having a width of _____ feet by a depth of _____ feet, measured from the outer edge of all outside walls and the center line of all interior walls.~~ Landlord further grants to Tenant the non-exclusive right to use the common areas of the Shopping Center (including but not being limited to parking areas, driveways, walkways, malls, pick-up and delivery areas).

3. Tenant shall use and occupy the leased premises for a gasoline service station and for no other purpose.

4. To Have and To Hold the leased premises unto Tenant for a term of 15 years, commencing when Landlord shall have fully completed construction or whenever Tenant shall open for

(Continued on next page)

OCT 22 1 31 PM '63
FILED CLERK
GREENVILLE CO. S.C.



Plat Recorded in Book 760 Page 143

cc
A. H. H.
C. M. W.

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For Assignment of Lease fee Book 760 Page 399