

S.C. 8,96
File 3,00

OCT 26 4 29 PM 1964 AGREEMENT FOR LEASE OF REAL ESTATE

THIS AGREEMENT, made and concluded by and between MARATHON OIL COMPANY, an Ohio corporation of Findlay, Ohio, herein called "MARATHON", and WEBSTER SERVICE STATIONS, INC., a Delaware corporation of Greenville; South Carolina, herein called "LESSEE",

W I T N E S S E T H :

1. LEASE: Marathon, in consideration of the rents and covenants hereinafter to be paid and performed by Lessee, does hereby grant and lease unto Lessee the premises hereinafter described, on the terms and conditions set forth, including the right of extension, if any.

2. PROPERTY DESCRIPTION: The premises herein leased are situated in the County of Greenville, and State of South Carolina and are described as follows:

All That certain piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, situate, lying and being on the Western side of Poinsett Highway, U.S.#25 and bounded on the South by Langston Creek and on the North by property of Grantor and having according to a recent plat of said property by Dalton & Neves, dated February, 1960, the following metes and bounds, to-wit: Beginning at an iron pin on the Western side of Poinsett Highway, which iron pin is located at the center of Langston Creek, and running thence N 75-17 W 95.3 feet to an iron pin thence S 78-58 W 82.4 feet to an iron pin; thence N 34-27 W 125.1 feet to an iron pin thence N 78-33 E 150 feet to an iron pin on the Western side of the Poinsett Highway, thence along the Western side of Poinsett Highway S 39-11 E 70 feet to an iron pin thence continuing along Poinsett Highway S 31-14 E 102.5 feet to an iron pin, the point of beginning.

Lessor hereby reserves an easement of twelve (12) feet in width along the entire Northeast boundary of the above property consisting of a depth of 150 feet, as described above, if and when needed as an ingress and egress to the said Lessor's property situated directly behind and joining the rear boundary line of the above property for 125.1 feet, as described above.

3. TERM: Lessee shall have and hold the same, with all appurtenances, buildings and improvements thereon, for a term commencing the 1st day of October, 1964, and ending on the 14th day of July, 1971.

4. RENT: During the term aforesaid, or any extension thereof,



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