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*Humble Oil & Ref. Co. BOOK 767 PAGE 581*  
*P.O. Box 476*  
*Charlotte, N.C.*  
FEB 18 1965  
23422



LEASE TO COMPANY

AGREEMENT made this 29th day of January, 1965,  
by and between Lewis Plaza, Inc. The South Carolina National Bank, and  
Trustee Under Will of F. W. Symmes, his wife, of  
Street, Greenville,  
State of South Carolina, hereinafter called "Lessor", and  
HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at  
1400 Woodlawn Road, Charlotte, North Carolina  
hereinafter called "Lessee".

WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to  
take all that lot, piece or parcel of land situate in the Town or City of Greenville  
County of Greenville, State of South Carolina

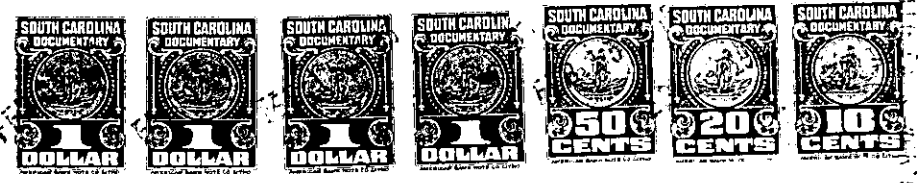
LOCATION

more fully described as follows:

DESCRIPTION

All that certain lot of land situate, lying and being in the City of  
Greenville, County of Greenville, State of South Carolina, at the  
intersection of Augusta Road, East Plaza and West Plaza, in a community  
shopping center known as Lewis Plaza, having a frontage of 132 feet on  
Augusta Road, a frontage of 50 feet on East Plaza, and a frontage of  
90.7 feet on West Plaza, and measuring 120 feet on an unnamed street at  
the rear of said lot; together with the service station building and other  
improvements which are to be built upon said lot at the expense of the  
Lessor and in accordance with plans and specifications.

*San*  
*[Signature]*  
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together with all rights of way, easements, driveways and pavement, curb and street front  
privileges thereunto belonging and together with all the buildings, improvements and equipment  
thereon or connected therewith, including the property listed under Schedule "A" hereto annexed.

PERIOD TO HOLD the premises hereby demised unto Lessee for Five (5) years, beginning on  
the 1st day of November, 1965, and ending on the 31st  
day of October, 1970, on the following terms and conditions:

RENTAL (1) Lessee shall pay the following rent: An amount equivalent to one and three-  
tenths cents (1.3¢) for each gallon of gasoline and other motor fuels sold  
up to and including the first 18,000 gallons and one cent (1¢) per gallon on  
all gallonage in excess of 18,000 gallons sold during the month or fraction  
thereof at said premises by Lessee, said rental to be payable on or before  
the 15th day of the month following the month in which the rental is earned;  
provided that said rental shall in no event be less than Two Hundred Dollars  
(\$200.00) for each successive monthly period hereof. Lessee shall keep, or  
cause to be kept, such records as will accurately show the number of gallons  
of gasoline and other motor fuels sold at the demised premises and will permit Lessor  
to inspect such records at any time and from time to time during business  
hours when Lessor desires so to do.

RENEWAL (2) Lessee shall have the option of renewing this lease for none additional  
periods of one (1) year each, the first of such periods to begin on the expiration of the original  
term herein granted, and each successive period to begin on the expiration of the period then in  
effect, upon the same terms and conditions as herein set forth and all of said privileges of renewal  
shall be considered as having been exercised unless Lessee gives Lessor notice in writing at least  
thirty (30) days prior to the expiration of the period then in effect of its intention not to  
exercise such renewal privilege.

TITLE (3) Lessor covenants that it is well seized of the demised premises, has good right to lease  
them and hereby warrants and agrees to defend the title thereto and to reimburse and hold  
Lessee harmless from any loss by reason of any defect in the title. Lessor agrees to notify Lessee  
immediately upon any default in payment of mortgage interest or principal, or in payment  
of taxes or other liens upon the premises and Lessee shall have the right to make such defaulted  
payments for the account of Lessor. Any sums so advanced by Lessee, including costs and  
attorneys' fees incurred by Lessee in defending any suits and protecting its rights herein granted,  
shall bear interest at the rate of six per cent (6%) per annum, and the rent provided for herein  
may be applied to the payment of such sums and interest, or Lessee may require Lessor to pay  
any unpaid balance. Should the term of this lease or any renewal term provided for herein,  
expire before such sums with interest have been fully repaid to Lessee, Lessee may, at its option,  
continue to occupy said premises on the terms and conditions herein provided until such sums  
with interest have been fully repaid.