

mail 3.00 post  
Humble Oil & Refining  
P.O. Box 6184

5521  
AUG 18 1965

BOOK 780 PAGE 285

Attest: E. S. Juler

**LEASE TO COMPANY**  
AGREEMENT made this 12th day of July, 1965,  
by and between Nalley Commercial Properties, Inc., and  
his wife of  
1419 Greenville Road Street, Easley  
State of South Carolina hereinafter called "Lessor", and  
HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at  
1600 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

LOCATION

Greenville RFD - Berea (Berea Plaza Shopping Center)  
City or Town Address (Highway, if Rural)  
Greenville South Carolina (Township -  Inside Town  Outside Town)  
County State

DESCRIPTION

more fully described as follows:  
Beginning at an Iron Pin at the intersection of the Western Right of Way of  
Hunt's Bridge Road and the Southern Right of Way of Sulphur Springs Road and  
running thence along the Right of Way of Hunt's Bridge Road S. 13-23 E 100'  
to an iron pin; thence S. 15-53 E 60' to an iron pin; thence leaving Hunt's  
Bridge Road S. 58 44 W 96.80' to an iron pin; thence N 31-48 W 155' to an  
iron pin on the southern Right of Way of Sulphur Springs Road; thence along  
said Right of Way N 58-12 E 45'; thence N 59-51 E 100.08' to the point of  
beginning.



FILED  
AUG 18 9 23 AM 1965  
CLERK OF COURTS  
GREENVILLE, S.C.

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, and the service station building and facilities hereinafter referred to, including the property listed under Schedule "A" hereto annexed.

PERIOD

To hold the premises hereby demised unto Lessee for twenty (20) years, beginning on the first (1) day of September, 1965, and ending on the 31st day of August, 1985, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:

SB7  
E.S.J.

For the first five (5) years the rent shall be an annual rent of Four Thousand Two Hundred Dollars (\$4,200.00) in equal monthly installments of Three Hundred Fifty Dollars (\$350.00) payable on the first day of each month in advance.

For the second five (5) years the rent shall be an annual rent of Four Thousand Five Hundred Dollars (\$4,500.00) in equal monthly installments of Three Hundred Seventy-five Dollars (\$375.00) payable on the first day of each month in advance.

For the third five (5) years the rent shall be an annual rent of Five Thousand Four Hundred Dollars (\$5,400.00) in equal monthly installments of Four Hundred Fifty Dollars (\$450.00) payable on the first day of each month in advance.

For the remaining five (5) years the rent shall be an annual rent of Five Thousand Seven Hundred Dollars (\$5,700.00) in equal monthly installments of Four Hundred Seventy-five Dollars (\$475.00) payable on the first day of each month in advance.

RENEWAL

SB7  
E.S.J.

(2) Lessee shall have the option of renewing this lease for two (2) additional periods of five (5) years each, the first such period 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 privileges.

(CONTINUED ON NEXT PAGE)

For Re. Assignment to Nalley Commercial Properties Inc. See Deed Book 802 Page 183  
For Assignment of Berea See Deed Book 788 Page 576

Cancelled Deed Bk. 1225 pg 183 # 12881  
Dennis S. Inksley of 30, R84