

2.75

LEASE TO COMPANY

SEP 25 1947

AGREEMENT, made this 19th day of August, 1947, by and between J. L. Jones, Greer, South Carolina, hereinafter called "Lessor", and Standard Oil Company of New Jersey, a Delaware corporation, having an office at Columbia, South 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 Greer, County of Greenville, State of South Carolina, more fully described as follows:

LOCATION
DESCRIPTION

All that piece of land lying in Greenville County and in the City of Greer, South Carolina; beginning at an iron pin located at the intersection of the right of way of the Southern Railway Company and Trade Street, running in a northwesterly direction along Trade Street for a distance of seventy (70) feet; thence in a southwesterly direction for a distance of seventy-five (75) feet; thence in a southeasterly direction for a distance of seventy (70) feet; thence along the right of way of the Southern Railway Company for a distance of seventy-five (75) feet to the point of beginning.



SEP 4 1947

FILED
GREVILLE CO. S. C.
SEP 25 10 46 AM 1947
OLLIE FARISWORTH
R. M. 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, 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 September, 1947, and ending on the 1st day of September, 1952, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent: An amount equivalent to One Cent (1¢) for each gallon of gasoline and other motor fuels 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; Lessee shall keep 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 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
CLERK
JACKET

(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.

SEP 4 1947