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LEASE TO COMPANY OLLIE FARNSWORTH
R. M. C.

AGREEMENT, made this 13th day of November, 1947,
by and between E. R. Taylor,

Street, Greer, S. C., RFD
State of South Carolina, hereinafter called "Lessor", and
Standard Oil Company of N. J., 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 lot of land situated in the County and State aforesaid in the City of Greer at the intersection of Hill and Randall Streets and fully described in Deeds Record in the R. M. C. office for the said County of Greenville, in Vol. 71, page 248, and Vol. 70, page 223, reference thereunto being hereby made. Leased premises being the same as those used for automobile service station purposes and having a frontage of approximately 88.7' on Hill St., approximately 104.4' on Randall St., and having a rear line of approximately 137.5'.

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid on the north side of Randall St. in the Town of Greer and having the following metes and bounds, to wit: Beginning at a stake on inside of sidewalk of said street, running thence at right angles to said street about 80' to line of lot No. 6; thence N. 56 E. 23 ft. to a stake at corner of lot No. 4; thence at right angles about 80' to a stake on inside of said sidewalk on Randall St.; thence S. 56 W. 23 ft. to the beginning corner and designated as lot No. 3, as represented by a survey and plat made by Homer S. Brockman, Surveyor, January 1919, to which survey and plat reference is hereby made for a full and complete description of the said lot of land.

Also that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Chick Springs Township, in the Town of Greer and having the following metes and bounds, to wit: Beginning at an iron pin at the intersection of Hill and Randall Streets and running thence with Hill St. N. 58 W. 88-7/10 ft. to a stake; thence S. 56 W 34-5/10 ft to a stake at corner of lot No. 3, thence along the line of lot No. 3 80 ft. to a stake, thence with Randall St. 81.4' 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 ten (10) years, beginning on the 1st day of October, 1950, and ending on the 1st day of October, 1960, 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; provided that said rental shall in no event be less than Seventy-Five Dollars (\$75.00) for each successive monthly period hereof. 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 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.

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JACKET