

MAR 2 10 AM 4442

LEASE TO COMPANY

\* AGREEMENT made this 9th day of February, 1948,  
 \* by and between The Estate of E.N. Gossett (Mrs Mildred Gossett Executrix and  
 \* his wife, of  
 \* Woodside Avenue & Morgan Street, Greenville  
 \* State of South Carolina hereinafter called "Lessor", and  
 \* Esso Standard Oil Company, a Delaware corporation,  
 \* having an office at Columbia, South Carolina  
 \* hereinafter called "Lessee".

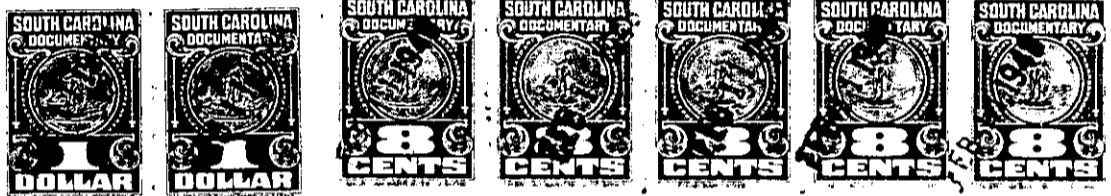
WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to  
 \* take all that lot, piece or parcel of land situate in the Town or City of  
 \* , County of Greenville, State of South Carolina,

LOCATION

DESCRIPTION

more fully described as follows:  
 \* All that certain lot of land situate and lying in Greenville County, State of  
 \* South Carolina being described as follows: Beginning at the intersection of  
 \* the north East corner of Woodside Avenue and Morgan Street, running in a easterly  
 \* direction along Morgan Street for a distance of approximately 70 feet, thence,  
 \* in a northerly direction and parallel with Woodside Avenue for a distance of  
 \* approximately 65 feet. Thence in a westerly direction parallel with Morgan Street  
 \* for a distance of approximately 60 feet. Thence in a southerly direction along  
 \* and parallel with Woodside Avenue for a distance of approximately 65 feet to the  
 \* point of beginning.  
 \* It is distinctly understood that the above meets and bounds are approximate,  
 \* it being the intention of the lessor to lease to the lessee that portion of  
 \* the building now used or formerly used exclusively as a filling station and  
 \* divided by a tin partition. The two shops connecting with said filling station  
 \* are expressly excluded from the terms of the lease and the lessor has the right  
 \* to use the said two shops in any manner that she sees fit, and that the present  
 \* ingress and egress remain in her name; that the ladies rest room now used with  
 \* said filling station is included in a part of this property so leased to the  
 \* Lessee.

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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 9th day of February, 1948, and ending on the 9th  
 \* day of February, 1953, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:  
 \* An annual rent of Twelve Hundred Dollars (1200.00) in equal monthly  
 \* installments of One Hundred Dollars (100.00) payable on the first  
 \* day of each month in advance.

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.

TICKLER  
CARDS  
JACKET

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