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LEASE TO COMPANY

OLLIE FARNSWORTH
R.M.C.

AGREEMENT made this 12th day of April, 1948, by and between Lewis Plaza, Inc., State of South Carolina, hereinafter called "Lessor", and Esso Standard Oil Company, having an office at Columbia, South Carolina, hereinafter called "Lessee".



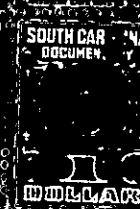
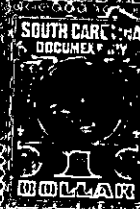
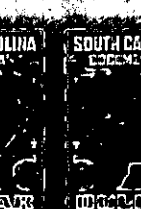
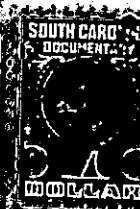
LOCATION

DESCRIPTION



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, described as follows:

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 attached hereto.



For Assignment of Lease See Deed Book 357 Page 68.
For Two Endnotes See Deed Book 357 Page 67

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PERIOD

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.

To hold the premises hereby demised unto Lessee for ten (10) years, beginning at noon the 1st day of May, 1948, and ending at noon the 1st day of May, 1958, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent: an amount equivalent to one and one-fourth cents (1 1/4) for each gallon of gasoline and other motor fuels sold up to and including the first 16,000 gallons and one cent (1¢) per gallon on all gallonage in excess of 16,000 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 One Hundred Fifty Dollars (\$150.00) for each successive monthly period hereof during the first year, nor less than One Hundred Seventy-five Dollars (\$175.00) for each successive monthly period during the remaining nine years. 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 five (5) 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.

STICKLER
CARDS
JACKET

MAY 10 1948

See Assignment to Lewis Plaza, Inc. See Deed Book 357 Page 67

#7986 SATISFIED AND CANCELLED OF RECORD 3 DAY OF March 19 1953
Ollie Farnsworth
R.M.C. OF GREENVILLE