

AUG 3 1948

FILED  
GREENVILLE CO. S. C.

LEASE TO COMPANY

\* AGREEMENT made this 1st day of <sup>AUG</sup> July, 1948,  
 \* by and between C.L. Lockhart OLLIE FARRIS and  
 \* R.M.C. , his wife, of  
 \* Street, Landrum, S.C. RFD #  
 \* State of hereinafter called "Lessor", and  
 \* Esso Standard Oil Company, a Delaware corporation,  
 \* having an office at Columbia, S.C.,  
 \* 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

more fully described as follows:

DESCRIPTION

\* the lot of land situated in above County and State, located on  
 \* the West side of U.S. Highway 176; beginning at the property  
 \* line of J. L. Lockhart and Shaulie Merchant extending 100  
 \* ft. in a Southerly direction; thence in a Easterly direction  
 \* 250 ft; thence in a Northerly direction 100 ft. to US Highway  
 \* 176; thence in an Easterly direction 250 ft/ parallel with  
 \* Highway 176 back to point of beginning.



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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 One (1) year, beginning on  
 \* the 1st day of August, 1948, and ending on the 1st  
 \* day of August, 1949, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent: An amount equivalent to one (1)  
 (1) For each gallon of gasoline and other motor fuels sold at  
 said premises during the month or fraction thereof by Lessee  
 or its sublessors or assigns, said rental to be payable on or  
 before the 15th day of the month following the month in which  
 rental is earned. Lessee shall keep or cause to be kept such  
 records as will accurately show the number of gallons of  
 gasoline and other motor fuels sold at the said 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 Ten (10) 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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