

Q. O. City 1948

LEASE TO COMPANY

* AGREEMENT, made this 12th day of March, 1945,
* by and between R. M. Willis of
* R. F. D. #6 Street, Greenville,
* State of South Carolina, hereinafter called "Lessor", and
* Standard Oil Co. 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 Greenville RFD #6
* , County of Greenville, State of S. C.

LOCATION
DESCRIP-
TION

more fully described as follows:
* One lot of land situated in the above County and State located on
* northeastern side of U. S. Hwy. #276 and beginning at the corner
* of properties of S. L. King and R. M. Willis and extending in a
* southeasterly direction 150 ft. parallel with U. S. Hwy. #276;
* thence in a northerly direction 150 ft.; thence in a northwesterly
* direction 150 ft. to property of S. L. King; and thence in a westerly
* direction 150 ft. parallel with property of S. L. King back to point
* of beginning.

*3 3/4
2 3/4*



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 five (5) years, beginning on
* the 1st day of April, 1945, and ending on the 31st
* day of March, 1950, 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 or its sublessees or assigns, 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 Twenty-Five Dollars
* (\$25.00) for each successive monthly period hereof. 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 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 re-
newal 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 im-
mediately 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 in-
terest at the rate of six per cent (6%) per annum, and the rent provided for herein may be ap-
plied 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.

Cancelled by Mutual Consent as of April 1st 1954.
Witness
Geo. E. Williams
R. M. Willis
Mrs. R. M. Willis