

MAR 24 1950

*Mail to  
Esso Standard Oil Co.  
Box 1348  
Greenville, S.C.*

LEASE TO COMPANY

AGREEMENT made this 1st day of February, 1950, by and between Mrs. Alta A. Drake, M. L. Drake, Nellie Drake Lowrance, and Ruby Drake Burns, and A. A. Drake, his wife, of \_\_\_\_\_ Street, Travelers Rest, 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 Travelers Rest, County of Greenville, State of South Carolina, more fully described as follows:

LOCATION

DESCRIPTION

*Hall  
E.S.H.  
1/27/50*

One lot of land situated in the above County and State, beginning at the northeast corner of Esso Standard Oil Company property on U. S. Highway #25 in the Town of Travelers Rest, and extending 72 ft. North parallel with U. S. Highway #25, thence in a westerly direction 90 ft., thence in a southerly direction 72 ft. to property of Esso Standard Oil Company, thence in an easterly direction 90 ft. parallel with Esso Standard Oil Company property back to point of beginning.

Lessors are hereby granted the right of ingress and egress over the South side of the property herein leased of 15 ft. from the designated Southern boundary line.

*U. S. Highway #25  
M. L. Drake  
Nellie Drake  
Mrs. A. A. Drake*



*FEB 13 1950*

together with all rights of way, easements, driveways and parking, 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 February, 1950, and ending on the 1st day of February, 1955, 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 One Hundred and no/100 - - Dollars (\$100.00) 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

RENEWAL

(2) Lessee shall have the option of renewing this lease for one (1) period of five (5) years, to begin on the expiration of the original term herein granted, 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 lease then in effect of its intention not to exercise such renewal privilege.

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.

TICKLER  
CARDS  
JACKET

FEB 13 1950

*A. A. Drake Mrs. A. A. Drake*