

AUG 23 1950



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LEASE TO COMPANY OLLIE FARNSWORTH

R.M.C.

AGREEMENT made this 24 day of July, 1950,
by and between B. F. Few Estate
Street, Greer
and
his wife, of

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 Greer
County of Greenville, State of South Carolina,
more fully described as follows:

LOCATION

DESCRIP-
TION

One lot of land beginning at a point 100 feet north of the NW intersection
of North Main Street and Emma Street at the rear of Wayside INN Hotel; thence
north 100 feet along said North Main Street; thence west 100 feet; thence
south 100 feet; thence east 100 feet to the beginning corner. Said lot being
100 feet and bounded on the north, west and south by B. F. Few Estate and
east by North Main Street.



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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 at noon
the 17th day of July, 1950, and ending on the 17th
day of July, 1951, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:

An amount equivalent to One cents (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. 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 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

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