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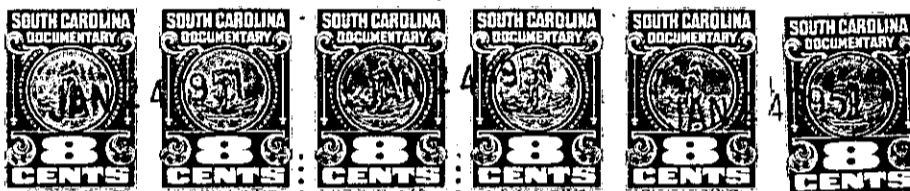
AGREEMENT made this 20th day of December, 1950,
by and between Mrs. Mary Estelle Mahon OLLIE FARNSWORTH and
2915 Augusta Street, Greenville R.M.C., his wife, of
State of South Carolina, hereinafter called "Lessor", and
ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at Columbia,
South Carolina hereinafter called "Lessee".

LOCATION

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 Piedmont R.F.D.,
County of Greenville, State of South Carolina,
more fully described as follows:

DESCRIP-
TION

One lot of land described as follows: Located approximately six and one-half
miles south of Greenville, S. C., on Augusta Road, U. S. Highway #25; be-
ginning at a point and running 132 feet in a southerly direction, thence
100 feet in an easterly direction, thence 132 feet in a northerly direction
and thence 100 feet in a westerly direction back to beginning point.



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PERIOD

TO HOLD the premises hereby demised unto Lessee for One (1) at noon, beginning on
the 1st day of January, 19 51, and ending on the 1st
day of January, 19 52, 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 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

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(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.

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