

SEP 17 1951



*Mail to
E. F. Williams
Box 11348
Greenville, S.C.*

LEASE TO COMPANY

AGREEMENT made this 29th day of August, 1951, by and between W. E. Caldwell, his wife, P. O. Box 1111, Street, Greenville, South Carolina, hereinafter called "Lessor", and ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at Gervais Street, Columbia, South Carolina hereinafter called "Lessee".

LOCATION

DESCRIPTION

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, described as follows:

* One lot of land situated in above County and State, located four miles North-East of Greenville, on the East side of U. S. Highway 29; beginning at a point on East side of U. S. Highway 29 and running in a Southwesterly direction 173 feet along the property line of C. S. Willingham to a point; thence in a Southwesterly direction 144.56 feet to a point; thence in a Northwesterly direction 173 feet to a point on U. S. Highway 29; thence in a Northeasterly direction 144.56 feet along U. S. Highway 29 to point of beginning.

* This property consists of lots 7, 8, 9 and 10 as listed in Plat book X, page 57, deed of Greenville County, deed recorded in Deed Book 115 at page 343 in REC office of Greenville County.



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, and the service station building and facilities hereinafter referred to, including the property listed under Schedule "A" hereto annexed.

PERIOD

* To hold the premises hereby demised unto Lessee for Ten (10) years, beginning on the 1st day of November, 1951, and ending on the 1st day of November, 1961, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:

* An annual rental of Twenty-Four Hundred Dollars (\$2,400.00) in equal monthly installments of Two Hundred Dollars (\$200.00), payable on the 1st day of each month in advance.

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.

TICKLES

CARDS

JACKET

SEP 14 1951

This lease cancelled by mutual consent this 31st day of October, 1951.

*Witness
Mrs. E. Williams
L. W. Ingram*

*W. E. Caldwell
Esso Standard Oil Company*