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LEASE TO COMPANY FEB 1 11 55 AM 1952

* AGREEMENT made this 1st day of November, 1951,
* by and between W. E. Caldwell and
* P. O. Box 414 Street, Greenville, his wife, of
* State of South Carolina, hereinafter called "Lessor", and
* ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at
* hereinafter called "Lessee".

LOCATION

DESCRIP-
TION

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
* Northeast 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 Southeasterly
* direction 173 feet along the property line of G. 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 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 415 at page
* 343 in RMC 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

RENTAL

RENEWAL

TITLE

CARDS
JACKET

* 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:

(1) Lessee shall pay the following rent:

* An annual rental of Two Thousand Five Hundred Twenty Dollars (\$2,520.00) in
* equal monthly installments of Two Hundred Ten Dollars (\$210.00), payable on
* the 1st day of each month in advance.

(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.

(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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*This agreement cancelled by mutual consent as of
November 1, 1954.*

*W. E. Caldwell
Witness*

L. W. Ingram

W. E. Caldwell

Esso Standard Oil Company

J. L. Hilton, Jr.