

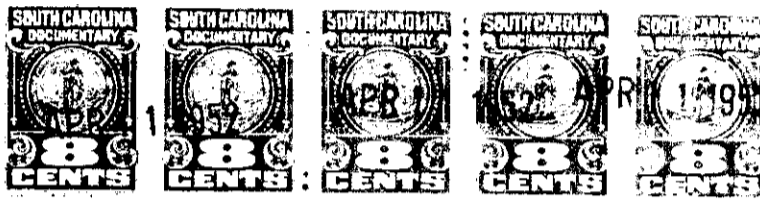
LEASE TO COMPANY

* AGREEMENT made this 11th day of March, 1952,
* by and between Lois T. Davis of
* 20 Arden Street - Eastover Street, Greenville,
* 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 Greenville
* , County of Greenville, State of South Carolina,
* more fully described as follows:

LOCATION
DESCRIP-
TION

* One lot situated on the North side of Hammett Street just outside the city
* limits of Greenville having frontage on North side of Hammett Street of
* 50 feet and extending back in parallel lines approximately 85 feet along
* the lot heretofore leased by George Davis to Esso Standard Oil Company of
* 100 feet.



APR 1952

together with all rights of way, easements, driveways and pavement, curb and street front
privileges thereunto belonging.

PERIOD

* To hold the premises hereby demised unto Lessee for Seven (7) years, beginning on
* the 1st day of April, 1952, and ending on the 1st
* day of August, 1959, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:

* In lieu of rental, lessee is to construct or cause to be constructed one
* concrete block building, size 18 x 24 feet at an approximate cost of \$2,000.00
* on above leased premises; said building to become the property of lessor at
* the expiration of this lease. Said lessee will have the right to remove any
* and all equipment hereafter placed on said premises.

RENEWAL

Handwritten notes:
9/21/52
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* (2) Lessee shall have the option of renewing this lease for additional
* periods of () years 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 expira-
* tion 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 Lessor 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 at-
torneys' 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, ex-
pire 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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