



NOV 16 1953
24980

BOOK 489 PAGE 39

LEASE TO COMPANY

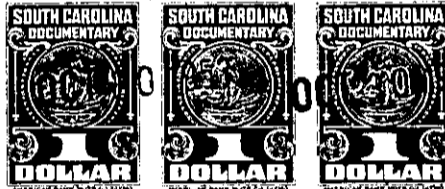
* AGREEMENT made this 19th day of October, 1953,
* by and between The Main-Elford Corporation and
* , his wife, of
* Street, Greenville
* State of South Carolina, hereinafter called "Lessor", and
* ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at
* Columbia, South Carolina
* hereinafter called "Lessee".

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

* All that piece or lot of land, with the building situated thereon, located
* on the west side of North Main Street in the City of Greenville, South
* Carolina, fronting 80 feet on said street, with a depth in parallel lines
* of 180 feet, more or less, to a chain link fence which forms the western
* boundary of the leased premises. Said leased premises are bounded on the
* south by property of the J. H. Morgan Estate, et al, on the north by
* property of Adelene R. McMillin, and on the west by property of Paul
* Browning.



OCT 30 1953

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 Three (3) at noon, beginning on
* the 1st day of November, 1953, and ending on the 1st
* day of November, 1956, 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
first day of each month in advance.

RENEWAL

(2) Lessee shall have the option of renewing this lease for None 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

TICKET
CARDS
JACKET

(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.

OCT 30 1953