


Mail to R. J. Beck - Esso Std Oil - P.O. 1348
Greenville

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LEASE TO COMPANY

* AGREEMENT made this 22rd day of June, 1956,
* by and between (Mrs.) Bessie Bright and
* his wife, of
* Box 2-Route 5 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
* County of Greenville, State of South Carolina

LOCATION more fully described as follows:

DESCRIP-
TION

All that piece, parcel or lot of land in Chick Springs Township,
Greenville County, State of South Carolina, about three (3) miles
northeast from Greenville Court House, on the east side of Greenville-
Greer (Old Camp Road) National Highway, having the following measure-
ments: Beginning at a stake at the northeast intersection of an un-
named road and Old Camp Road, and running thence along the east side
of Old Camp Road, N. 27-40 E. One Hundred One and 4/10 feet (101.4)
to a stake, corner of Lot No. 2; thence along the dividing line
between Lots No. 1 and 2, S. 60-18 E. Eighty Five and 8/10 (85.8) feet
more or less to a point; thence in a southwesternly direction One
Hundred feet (100) more or less to a point on the north side of unnamed
Road; thence along the north side of an unnamed Road, N. 60-18 W.
Eighty Five and 8/10 feet (85.8) more or less to the beginning corner.

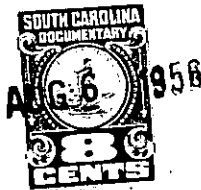
Being a part of the property conveyed to Lessor by Samuel Gus Raines,
and others, by deed, dated August 16, 1947, recorded in Volume 318,
page 125, in the RMC Office for Greenville County. Further reference
is made to Map No. 1 of the Estate of Sellie W. Raines, made by W. J.
Riddle, Surveyor, in June 1947, recorded in the RMC Office for Green-
ville County, South Carolina, in Plat Book "R", at page 25.

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 One (1) at noon years, beginning on
* the 1st day of July, 1956, and ending on the 1st
* day of July, 1957, 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 Nine (9) 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.

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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.

TICKLER
CARDS
JACKET

AUG 6 1956