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GREENVILLE CO. S. C.

JUN 19 11 43 AM 1957

LEASE TO COMPANY

\* AGREEMENT made this 18th day of June, 1957, by and between Irene D. Ducker, heretinafter 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

LOCATION

\* Greenville White Horse Road (SC Hwy. #250)  
City or Town Address (Highway, if Rural)

DESCRIP-TION

\* Greenville South Carolina (Township -  Inside Town  Outside Town)  
County State

\* more fully described as follows:

\* All that lot of land with the buildings and improvements thereon, situate on the northeast side of White Horse Road (also known as SC Hwy. #250), near the City of Greenville, in Greenville County, S. C., being shown as a portion of Lot #19, on plat of property of J. Rowley Yown, made by Dalton and Neves, Engineers, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book H, at Page 149, and having, according to said plat and a recent survey made by Dalton and Neves, March 1957, the following metes and bounds, to wit:

\* BEGINNING at an iron pin on the northeast side of White Horse Road in joint line of Lots 6 and 19, and running thence along line of Lot 6 (now property of B. P. Crenshaw) N 60-23 E, 260.3' to an iron pin; thence S 28-37 E, 168.0' to an iron pin; thence along line of property of Irene D. Ducker, S 58-53 W, 238.4' to an iron pin on the northeast side of White Horse Road; thence along the northeast side of White Horse Road; N 34-51 W, 64.0' to an iron pin; thence continuing along the northeast side of White Horse Road, N 36-21 W, 111.0' to the beginning corner.

\* THIS is a portion of that property conveyed to Irene D. Ducker by deed of Sarah E. Tidwell, dated April 3, 1957, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 574, at Page 224.

\* 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 Twelve (12) at noon the 1st day of September, 1957, and ending on the 1st day of September, 1969, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent: An annual rental of Twenty Eight Hundred and Eighty Dollars (\$2,880.00) in equal monthly installments of Two Hundred and Forty Dollars (\$240.00) payable on the first day of each month in advance beginning with the month following the completion of the station to be erected, and in addition shall pay an amount equivalent to One Cent (1¢) for each gallon of gasoline and other motor fuels sold in excess of 144,000 gallons each six (6) months by Lessee at said premises. Such additional rental to be payable on or before the 15th day of the month following the six (6) months 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 said premises.

RENEWAL

(2) Lessee shall have the option of renewing this lease for three (3) additional periods of five (5) years each, the first of such periods to begin on the expiration of the original term herein granted. Lessee shall pay the following rental, provided Lessee exercises option to renew for such periods:

TICKLER CARDS JACKET

An annual rental of Three Thousand Dollars (\$3,000.00) in equal monthly installments of Two Hundred and Fifty Dollars (\$250.00) payable on the first day of each month in advance and in addition, shall pay an amount equivalent to One Cent (1¢) for each gallon of gasoline and other motor fuels sold in excess of 150,000 gallons during each six (6) months period by Lessee at said premises. Said additional rental shall be payable on or before the 15th day of the month following the six (6) months period in which the rental is earned.

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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 said premises. 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 privileges.

For Assignment see Deed Book 579 Page 15

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