

mail
see Encl. 2.50
Esso

mail to: Esso Std Oil Co.
P.O. Box 1348
Greenville, S.C.

LEASE TO COMPANY OCT 29 1959

* AGREEMENT made this 28 day of SEPT. 19 59
* by and between R. J. Willimon and Heyward Willimon
* Street, Greenville, his wife, or
* State of South Carolina, hereinafter called "Lessor", and
* ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at 1600 Woodlawn
* Road, Charlotte, North 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

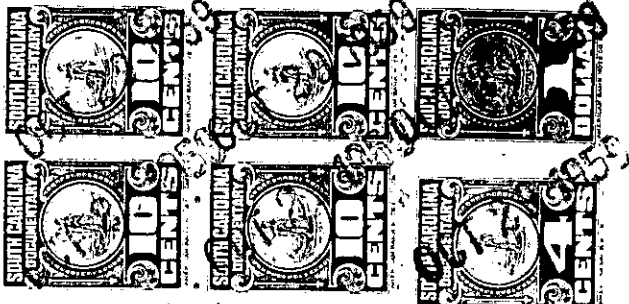
LOCATION

DESCRIP-
TION

*WJ
10/1/59*

more fully described as follows:
* BEGINNING at the intersection of the Western line of Hunt's Bridge Road
* with the Northeastern line of Farr's Bridge Road and running thence, with
* said line of Hunt's Bridge Road, N 18° - 15' W 104.1 feet to a bolt,
* continuing with said line of Road N 19° - 24' W 57.3 feet to an iron pipe;
* thence, S 32° - 19' W 114.1 feet to a nail and cap in the Northeastern line
* of Farr's Bridge Road; thence, with said line S 63° - 30' E 125.9 feet to the
* point and place of BEGINNING.

* Said property as shown on a plat by J. C. Hill, L. S. Dated August 25,
* 1959.



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,
less one (1) day

PERIOD

* TO HOLD the premises hereby demised unto Lessee for three (3) years, beginning on
* the 1st day of November, 1959, and ending on the 30th
* day of October, 1962, 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, 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; provided that said rental shall in no event be less
* than One Hundred Dollars (\$100.00) for each successive monthly period
* hereof. 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 no. 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

(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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