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30.00
Charlotte, N.C. 28008
Esso
WS 2241

716-519
FEB 13 1963

LEASE TO COMPANY

AGREEMENT made this 18th day of January, 1963,
by and between Mrs. Mildred Gossett

1013 Woodside Avenue ~~Street~~, Greenville, hereinafter called "Lessor", and
State of South Carolina, hereinafter called "Lessee", and
HUMBLE OIL & REFINING 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 Greenville
County of Greenville, State of South Carolina

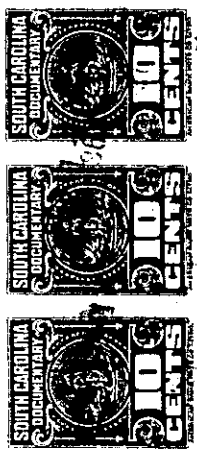
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OLLIE FARNSWORTH
R.M.C.

LOCATION

DESCRIPTION

more fully described as follows:
* All that certain lot of land situate and lying in Greenville County, State of
* South Carolina, being described as follows: Beginning at the intersection of
* the northeast corner of Woodside Avenue and Morgan Street, running in an
* easterly direction along Morgan Street for a distance of approximately 70 feet,
* thence in a northerly direction and parallel with Woodside Avenue for a
* distance of approximately 65 feet. Thence in a westerly direction parallel
* with Morgan Street for a distance of approximately 60 feet. Thence in a
* southerly direction along and parallel with Woodside Avenue for a distance of
* approximately 65 feet to the point of beginning.



* It is distinctly understood that the above metes and bounds are approximate,
* it being the intention of the lessor to lease to the lessee that portion of
* the building now being used or formerly used exclusively as a filling station
* and divided by a tin partition. The two shops connecting with said filling
* station are expressly excluded from the terms of the lease and the lessor has
* the right to use the said two shops in any manner that she sees fit, and that
* the present ingress and egress remain in her name; that the ladies rest rooms
* now used with said filling station is included in a part of this property so
* leased to the lessee.

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 day

PERIOD

* TO HOLD the premises hereby demised unto Lessee for three (3) years, beginning on
* the 10th day of February, 1963, and ending on the 8th
* day of February, 1966, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:
* An annual rent of One Thousand Five Hundred Dollars (\$1,500.00) in equal monthly
* installments of One Hundred Twenty-Five Dollars (\$125.00) payable on the first
* day of each month in advance; and in addition thereto an amount equivalent to
* One Cent (1¢) for each gallon of gasoline and other motor fuels in excess of
* 30,000 gallons sold at said premises during each (3) months by Lessee, its
* sublessees or assigns, said additional rental, if any, to be payable on or
* before the 15th day of the month following the (3) months in which it 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 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.

E. H. S.
R.E.O.

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.