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APR 7 - 1964



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OLLIE EARNSWORTH  
R. M. G.

LEASE TO COMPANY

AGREEMENT made this 24th day of March 1964,  
by and between William B. Ducker and  
Irene D. Ducker, his wife, of  
2410 Wade Hampton Blvd. Street, Greenville  
State of South Carolina hereinafter called "Lessor", and  
HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at  
1600 Woodlawn Road, Charlotte, North Carolina  
hereinafter called "Lessee".

*40.000  
420.000  
Charlotte  
N.C.*

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

Greer  
City of Town Address (Highway, if Rural)  
Greenville South Carolina (Township -  Inside Town  Outside Town)  
County State

DESCRIPTION

more fully described as follows:

All that certain lot of land lying and being in the City of Greer, County of  
Greenville, State of South Carolina and situated in the Northwest corner of the  
intersection of East Poinsett Street (S.C. Highway 101) with Line Street  
(S.C. Highway 357), said lot beginning at an iron bar pin located where the  
Northern street right-of-way line of East Poinsett Street intersects the Western  
street right-of-way line of Line Street and running thence along the Northern  
street right-of-way line of East Poinsett Street N 54° - 43' W 174.10 feet to a  
2" iron pipe at the back edge of the sidewalk, joint corner with Mrs. Earnestine  
W. Ballenger lot; thence running N 34° - 26' E. 109.30 feet to a 2" iron pipe,  
joint corner with Minnie Lee Hundley lot; thence running S 70° - 43' E 108.00  
feet to an old 1 1/2" iron pipe on the Western street right-of-way line of Line  
Street; thence running along the Western right-of-way line of Line Street S 6° -  
25' W 148.40 feet, Engineer's Description to the point of beginning.

*7/55*

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.

To hold the premises hereby demised unto Lessee for twenty (20) years, beginning on  
the 1st day of August, 1964, and ending on the 31st  
day of July, 1984, on the following terms and conditions:

RENTAL

*w-b. 22  
DOR  
9/77*

(1) Lessee shall pay the following rent: An annual rental of Three Thousand  
Two Hundred Ten Dollars (\$3,210.00) in equal monthly installments of Two Hundred  
Sixty-seven and 50/100 Dollars (\$267.50) each, 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 114,000 gallons  
sold at said premises during each six months by Lessee, its sublessees or assigns,  
said additional rental, if any, to be payable within sixty (60) days after the  
end of each six 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.  
Option funds of \$2.00 advanced shall be credited to the first month's rent.

RENEWAL

*w-b. 22  
DOR  
9/77*

(2) Lessee shall have the option of renewing this lease for two (2) 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.