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OLLIE FARNSWORTH
R. M. C.



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LEASE TO COMPANY

AGREEMENT made this 21st day of November, 1956, by and between William B. Ducker and Irene D. Ducker, his wife, of Route 4 Street, Taylors State of South Carolina, hereinafter called "Lessor", and ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at 300 Gervais St, Columbia, S. C. 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 U. S. Highway 25
City or Town Address (Highway, if Rural)
Greenville, South Carolina (Township - Inside Town Outside Town)
County State

DESCRIPTION

more fully described as follows:
All that lot of land, situate and being at the northwestern corner of Augusta Road (U. S. Highway 25) and Fairfield Road in Greenville County, South Carolina: having the following metes and bounds:



Beginning at a point at the northwestern corner of Augusta Road (U. S. Highway 25) and Fairfield Road, and running thence S 44-31 W, with Augusta Road (U. S. Highway 25) a distance of 150 feet to a point, to property line of Cecile E. Ashmore: thence in a northwesterly direction N 52-0W, along property line of Cecile E. Ashmore for a distance of 150 feet to a point, to property line of Cecile E. Ashmore: thence N 44-34 E, along property line of Cecile E. Ashmore for a distance of 150 feet to a point at the Fairfield Road: thence S 52-0E, along Fairfield Road for a distance of 150 feet to the point of beginning.



This being property conveyed to William B. Ducker by Cecile E. Ashmore.

PERIOD

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 Fifteen (15) years, beginning on the 1st day of January, 1957, and ending on the 1st day of January, 1972, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent: Lessee shall pay to Lessor an annual rental of Three Thousand (\$3,000.00) Dollars payable in equal monthly installments of Two Hundred Fifty (\$250.00) Dollars in advance on the 1st day of each month commencing with the month following the completion of the station to be erected, and in addition shall pay an amount equivalent to 1¢ for each gallon of motor fuels sold in excess of 150,000 gallons each six months by lessee at said premises. Such additional rental to be payable on or before the 15th day of the month following the six months in which the rent is earned. Lessee shall keep or cause to be kept such records as will accurately show the number of gallons of motor fuels sold at said premises.

RENEWAL (Five Years each)

Lessee shall have the option of renewing this lease for two additional periods of five years each, the first of such periods to begin on the expiration of the original term herein granted. Lessee shall pay the following rent, provided lessee exercises option to renew for said periods:

TITLE

Lessee shall pay to Lessor an annual rental of Three Thousand Three Hundred Dollars (\$3,300.00), payable in equal monthly installments of Two Hundred Seventy-Five Dollars (\$275.00) in advance on first day of each month and in addition, shall pay an amount equivalent to One Cent (1¢) for each gallon of Motor Fuel sold in excess of One Hundred Sixty-Five Thousand Gallons (165,000) sold during each six months period by lessee at said premises. Said additional rental to be payable on or before the 15th day of the month following the six months 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 Motor Fuel 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 days prior to the expiration of the period then in effect of its intention not to exercise such renewal privileges.

This contract is cancelled by mutual consent as of 2/1/1969.
Humble Oil & Refining Company
Successor by merger to Esso Standard Oil Company
By J. C. Lomar
Title - Service Station Operations Coordinator
Witness Elaine G. Reese
T. J. Dutton Jr.

William B. Ducker (Lessor)
Irene D. Ducker (Lessor)

SATISFIED AND CANCELLED OF RECORD
10 DAY OF June 1969
OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY