4-3-52

AGREEMENT made this 30th

W. E. Caldwell

LEASE TO COMPANY

his wife, of

214-A Randall

by and between

Street, Greer

, hereinafter called "Lessor", and

State of South Carolina ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at

Columbia, South Carolina hereinafter called "Lessee".

more fully described as follows:

WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to

LOCATION

DESCRIP-TION

take all that lot, piece or parcel of land situate in the Town or City of and are larger than the state of th , County of Greenville , State of South Carolling

















together with all rights of way, casements, 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.

PERIOD

TO HOLD the premises hereby demised unto Lessee for Tight (?) years, beginning on the day of lst November , 1954, and ending on the day of November , 19 6? , on the following terms and conditions: (1) Lessee shall pay the following rent:

RENTAL

An annual rontal of Two Thousand Thight Tum Told Till District Term (in equal monthly install ments of Two Harard Trade (200.00) payable on the first day of each month in riversu.

RENEWAL

TICKLEA CARDS JACKET SEP 24 1954

(2) Lessee shall have the option of renewing this lease for [15] 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.

(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.