

OCT 17 1 15 PM 1955



Esso Standard Oil Co.
OCT 17 1955 Box 154 BOOK 537 PAGE 77
Columbia, S.C.

OLLIE FARNsworth
R.M.C.

LEASE TO COMPANY

* AGREEMENT made this 14th day of Sept, 1955,
* by and between R. J. & Hayward Willimon and
* his wife, of
* Street, (Berea) RFD, Greenville
* State of South Carolina, hereinafter called "Lessor", and
* ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at
* Columbia, South 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

LOCATION

more fully described as follows:

DESCRIP-
TION

* All those three certain tracts of lands in Greenville Township, Greenville
* County, State of South Carolina, known and designated as tracts No. 43,
* No. 44, and No. 45, as shown on plat of the property of P. F. and W. L.
* Cunningham, recorded in RMC Office for Greenville County in Plat Book F
* at page 269 and when described together have the following metes and
* bounds to wit: Beginning at an iron pin in the center of intersection
* of Cedar Lane Road and Farr's Bridge Road and running thence along the
* Cedar Lane Road N. 18-50 W. 158 ft.; thence continuing with said road
* N. 26 W. 124 ft. to an iron pin, corner of Lot No. 54; thence with the
* eastern line of Lots Nos. 54 and 46 188 ft. to an iron pin in the center
* of Farr's Bridge Road; thence with the center of Farr's Bridge Road S.
* 63 1/2 E. 200 ft. to beginning point.



SEP 23 1955

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.

PERIOD

* TO HOLD the premises hereby demised unto Lessee for One (1) years, beginning at noon
* the 1st day of November, 1955, and ending at noon on the 1st
* day of November, 1956, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:
* An amount equivalent to One (1 ¢) for each gallon of gaso-
* line and other motor fuels sold during the month or fraction thereof at said premises by Lessee
* or 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 Sixty Dollars (\$ 60.00) for each succes-
* sive monthly period hereof. Lessee shall keep, or cause to be kept, such records as will ac-
* curately 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.

TITLE

FICKLER
GARDS
JACKET

(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.

SEP 23 1955