

Esso 20839

*mail to*  
*C. J. Jackson*  
*P.O. Box 420*  
*Charlotte, N.C.*  
**LEASE TO COMPANY**

AGREEMENT made this 11th day of JANUARY, 1965,  
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, N. 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**

**DESCRIPTION**

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

more fully described as follows:

Located at the edge of Greer, South Carolina. Beginning at an iron pin on the northwestern corner of the intersection of the right of ways of South Carolina Highway #14 and old Spartanburg Road and running with the right of way on old Spartanburg Road S 35° - 44' W 100' to an iron pin; thence with same right of way S 41° - 00' W 46'; thence leaving said right of way and running N 5° - 26' W 192' to a point; thence running N 38° - 30' E 143' to a point in the right of way of South Carolina Highway #14; thence running with said right of way S 5° - 26' E 188' to the point of beginning.



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.

**PERIOD**

To hold the premises hereby demised unto Lessee for Twenty (20) years, beginning on  
the 1st day of April, 1965, and ending on the 31st  
day of March, 1985, on the following terms and conditions:

**RENTAL** (1) Lessee shall pay the following rent:

*W.B. D.*  
*[Signature]*

For the first five years an annual rent of Two Thousand Seven Hundred Forty-Eight (\$2748.00) Dollars in equal monthly installments of Two Hundred Twenty-Nine (\$229.00) Dollars 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.

For the remaining fifteen years an annual rent of Three Thousand One Hundred Twenty (\$3,120.00) Dollars in equal monthly installments of Two Hundred Sixty (\$260.00) Dollars 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 120,000 gallons sold at said premises during each six 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 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 \$115.00 to be credited toward first month's rent.

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*Government of the State of South Carolina*  
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