JAN 1 6 1950 LEASE TO COMPANY

AGREEMENT made this 19th day of December by and between Raymond E. Scott, Marshall W. Scott and Rufus W. Scott . 19 49 corner Douglas Avenue and Street Huff Line, Greenville State of South Carolina , hereinafter called "Lessor", and Esso Standard Oil Company having an office at Gervais Street, Columbia, South Carolina , a Delaware corporation, 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, described as follows:

LOCATION

DESCRIP-TION

One lot of land situated in above town, County and State, beginning at an iron pin at the Southwest intersection of Douglas Avenue and Huff Line and running thence along the Western side of Huff Line S. 6-48 E 100 feet; thence in a Northwesterly direction 125 feet; thence in a Northeasterly direction 100 feet to Douglas Avenue; thence in an Easterly direction parallel with Douglas Avenue 125 feet to the point of beginning.



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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 Ten (10) at noor years, beginning on

the , 19 50, and ending on the day of March , 19 60, on the following terms and conditions:

(1) Lessee shall pay the following rent:

RENTAL

PERIOD

An annual rent of Two Thousand Four and 84/100 Dollars (\$2,004.84) in equal monthly installments of One Hundred Sixty-Seven and 07/100 Dollars (\$167.07) payable on or before the fifteenth (15th) day of the month following the month in which the rental has accrued.

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(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.