



LEASE TO COMPANY

* AGREEMENT made this 19th day of July
* by and between Lucy Wright Gifford
*
* Route 2 Street, Greenville
* 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".

RECORDED
NOV 14 3 31 PM 1950
OLIE FARMER
R. H. G. [unclear]

LOCATION

DESCRIP-TION

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:

* One lot of land situated in above County, City and State, beginning at the
* Intersection of Old Spartanburg Road and State Highway 291 and extending in
* a northerly direction parallel with State Highway 291 - 120'; thence in a
* Westerly direction 120' parallel with Old Spartanburg Road; thence in a
* Southerly direction 120' parallel with State Highway 291 to Old Spartanburg
* Road; thence in an Easterly direction 90' parallel with Old Spartanburg
* Road, back to point of beginning. This property is located on the Northwest
* corner of Old Spartanburg Road and State Highway 291.



AUG 9 1950

PERIOD

RENTAL

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) years, beginning at noon
* the 1st day of October, 1950, and ending on the 1st
* day of October, 1960, on the following terms and conditions:

(1) Lessee shall pay the following rent: An amount equivalent to one cent (1¢) for
each gallon of gasoline 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
one hundred fifty Dollars (\$150.00) per month for the term of lease. 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 do.

RENEWAL

L. W. G.

[Signature]

TITLE

TICKLER

CARDS

JACKET

(2) Lessee shall have the option of renewing this lease for Five (5) 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.

(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.

AUG 9 1950