

80.00 not mail

See 2-5



LEASE TO COMPANY

* AGREEMENT made this 11th day of August, 19 52 ,
 * by and between Mrs. Mildred Gossett and
 * Woodside Ave. & Morgan Street, Greenville, his wife, of
 * 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".

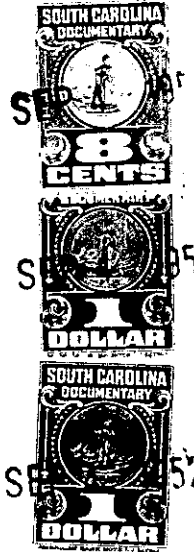
LOCATION

DESCRIPTION

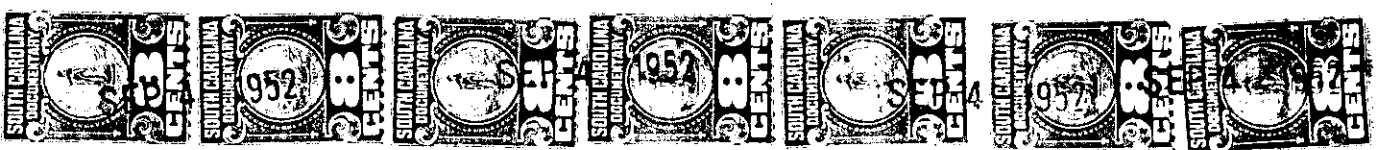
SEP 4 1952

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, more fully described as follows:

* All that certain lot of land situate and lying in Greenville County, State of South Carolina, being described as follows: Beginning at the intersection of the northeast corner of Woodside Avenue and Morgan Street, running in an easterly direction along Morgan Street for a distance of approximately 70 feet, thence in a northerly direction and parallel with Woodside Avenue for a distance of approximately 65 feet. Thence in a westerly direction parallel with Morgan Street for a distance of approximately 60 feet. Thence in a southerly direction along and parallel with Woodside Avenue for a distance of approximately 65 feet to the point of beginning.



* It is distinctly understood that the above metes and bounds are approximate, it being the intention of the lessor to lease to the lessee that portion of the building now being used or formerly used exclusively as a filling station and divided by a tin partition. The two shops connecting with said filling station are expressly excluded from the terms of the lease and the lessor has the right to use the said two shops in any manner that she sees fit, and that the present ingress and egress remain in her name; that the ladies rest room now used with said filling station is included in a part of this property so leased to the lessee.



* 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 Five (5) years, beginning on the 10th day of February, 19 53 , and ending on the 10th day of February, 19 58 , on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:
 * An annual rental of Thirteen Hundred Twenty Dollars (\$1320.00) in equal monthly installments of One Hundred Ten Dollars (\$110.00), payable on the first day of each month in advance.

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

TICKLER CARDS 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.

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