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Esso Standard Oil Co.
mail Mr. E. Williams P.O. 1348 Greenville S.C.

LEASE TO COMPANY

AGREEMENT made this 24th day of January, 1955,
by and between J. H. Sitton, J. H. Sitton, Jr., Mary Ellen Yeargin and
his wife, of
P. O. Box 1228 Street, Greenville,
State of South Carolina, hereinafter called "Lessor", and
ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at
300 Gervais Street, Columbia, South Carolina
hereinafter called "Lessee".

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
County of Greenville, State of South Carolina,
described as follows:

All that certain lot of land in Greenville County, South Carolina, situated
at the Northeastern corner of the intersection of S. C. Highway 291 with
Edwards Road and beginning at an iron pipe, located on the Northern right-
of-way of S. C. Highway 291 at the intersection with the right-of-way of
Edwards Road and running thence along the Eastern right-of-way of Edwards
Road N. 88-32 E. 173.4 feet to an iron pipe; thence S. 0-15 E. 150 feet
to an iron pipe; thence S. 85-40 W. to an iron pipe on the Northern right-
of-way of S. C. Highway 291; thence along the right-of-way line N. 1-45 E.
150 feet to point of beginning.



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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 on
the 1st day of May, 1955, and ending on the 1st
day of May, 1965, on the following terms and conditions:

(1) Lessee shall pay the following rent:

An annual rental of Three Thousand Two Hundred Four Dollars (\$3,204.00),
payable in equal monthly installments of Two Hundred Sixty-Seven Dollars
(\$267.00), in advance.

RENEWAL

J.H.S.
J.H.S.
M.E.Y.
J.H.S.

(2) Lessee shall have the option of renewing this lease for Ten
(10) 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,
the annual rental to be Four Thousand Two Hundred Dollars (\$4,200.00),
payable in equal monthly installments of Three Hundred Fifty Dollars
(\$350.00), in advance. 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 privileges.

TITLE

TICKLER

CARDS

CKET

(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. Lessor 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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