



WS#16390
BOOK 583 PAGE 285

LEASE TO COMPANY

* AGREEMENT made this 20th day of December, 1957,
* by and between James M. Gilfillin and
* Ruby B. Gilfillin, his wife, of
* 108 Atwood Street, Greenville County,
* State of South Carolina, hereinafter called "Lessor", and
* ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at Charlotte,
* North Carolina, 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

* City of Greenville on Wade Hampton Blvd.

DESCRIP-
TION

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

* more fully described as follows:

* ALL that certain lot of land, a portion of James M. Gilfillin land,
* situated in City, County and State aforesaid, and being located on
* the southeastern side of U. S. Highway #29, Wade Hampton Boulevard,
* and more particularly described as follows:

* BEGINNING At an iron pipe on the east side of Super Highway U. S.
* No. 29 at corner of Estate of T. C. Stone; thence along the east
* right-of-way of U.S. No. 29, N. 52-30 E. 174 feet to an iron pipe
* corner of other property of the grantor herein; thence along that
* property, S. 37-30 E. 140 feet to an iron pipe; thence continuing
* with other property of lessor, S. 52-30 W. 174 feet to an iron
* pipe corner of estate of T. C. Stone; thence along estate of T.C.
* Stone, N. 37-30 W. 140 feet to the beginning.

* -As more fully appears by plat made September, 1957, by Dalton &
* Neves, Engineers, recorded in Office of R.M.C. for Greenville Co.,
* in Plat Book _____, Page _____.

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 10 years, beginning on
* the 1st day of February, 1958, and ending on the 31st
* day of January, 1968, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:

* An annual rental of \$4,200.00, payable in equal monthly instalments
* of \$350.00, in advance on the first of each month.

(2) Lessee shall have the option of renewing this lease for three additional periods
of 5 years 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, except that the
rental to be paid by the lessee during each such renewal period exercised by it
shall be payable in monthly instalments on the first of each month as follows:

- (a) During the first 5-year renewal period a rental of \$400.00 per month
- (b) During the second 5-year renewal period a rental of \$425.00 per month
- (c) During the third and final renewal period, a rental of \$450.00 per month

And all of said privileges of renewal shall be considered as having been exercised
unless lessee gives lessor notice in writing at least 180 days prior to the expiration
of the period then in effect of its intention not to exercise such renewal privilege.
(Continued on next page)