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LEASE TO COMPANY

mail
 AGREEMENT made this 13th day of March, 1961,
 by and between H. E. Trammell and
 Viney M. Trammell, his wife, of
 104 Paris Mt. Ave. Street, Greenville,
 State of South Carolina, hereinafter called "Lessor", and
 HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at
 1600 Woodlawn Road, Charlotte, N. C.
 hereinafter called "Lessee".

po box 4
424 Charlotte
N.C.

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

LOCATION

more fully described as follows:

DESCRIP-
TION

* Beginning at a pin situate at the Southeast Corner formed by the Eastern
 * Line of Buncombe Road with the Southern Line of Morris Street and running
 * thence in a southerly direction along the Eastern Line of Buncombe Road a
 * distance of 114 feet to an iron pin; thence in an easterly direction and
 * parallel with Morris Street a distance of 120 feet; thence in a northerly
 * direction and parallel with Buncombe Road a distance of 114 feet; thence
 * in a westerly direction along the Southern Line of Morris Street a distance
 * of 120 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, including the property listed under Schedule "A" hereto annexed.

PERIOD

* TO HOLD the premises hereby demised unto Lessee for Two years, beginning on
 * the 1st day of April, 1961, and ending on the 31st
 * day of March, 1963, on the following terms and conditions:

RENTAL

(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, 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 Dollars (\$100.00) for each successive
 * monthly period hereof. Lessee shall keep 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 to do.

RENEWAL

* (2) Lessee shall have the option of renewing this lease for three (3) 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

* (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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