

DEC 14 1948 27153

GREENVILLE CO.

LEASE TO COMPANY

\* AGREEMENT made this 15th day of November, 1948, 19  
 \* by and between V. L. Bomar of  
 \* Street, Taylors  
 \* 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".

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  
 \* Taylors, County of Greenville, State of South Carolina,  
 \* described as follows:

LOCATION

DESCRIP-  
TION

\* One lot of land situated in above County and State beginning at the  
 \* intersection of Super Highway and Old Highway 29 leading to Taylors,  
 \* South Carolina and extending four hundred feet in a easterly direction  
 \* parallel with highway leading into Taylors, South Carolina; thence,  
 \* in a northerly direction two hundred twenty-five feet to Super Highway;  
 \* thence in a westerly direction four hundred feet parallel with Super  
 \* Highway to the point of beginning.

\* The above described property is located about 3/4 miles west of U.S.  
 \* Post Office, Taylors, South Carolina



DEC 8 1948

together with all rights of way, easements, driveways and pavement, curb and street front privi-  
 leges 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 ten (10) years, beginning on  
 \* the 1st day of January, 1949, and ending on the 1st  
 \* day of January, 1959, 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 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.  
 \* 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 to do.

RENEWAL

(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, 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 exer-  
 cise 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 pay-  
 ment 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.

*U.S.B.  
 Jones  
 Curly*

TICKLER  
 CARDS  
 JACKET

DEC 8 1948