



SEP 22 1950

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LEASE TO COMPANY

* AGREEMENT made this 8th day of September, 19 50,
* by and between Dr. L. L. Bates and
* his wife, of
* 30 Ackley Street, Greenville,
* State of South Carolina, hereinafter called "Lessor", and
* ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at 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 Greenville
* County of Greenville, State of South Carolina
described as follows:

* All that piece, parcel or lot of land, situate, lying and being in the City
* of Greenville, County of Greenville, South Carolina, and, according to plat
* of property of L. L. Bates, recorded in the R.M.C. office for Greenville
* County in Plat Book "Y" at page 47, having the following metes and bounds,
* to wit:
* Beginning at a point on the right-of-way of the South Carolina State Highway
* Department at the southern intersection of Rhodes Street and Laurens Road,
* and running thence with Rhodes Street S. 61-40 W. 120 feet; thence S. 55-46
* W., 125 feet; thence N. 61-40 E., 120 feet to said right-of-way; thence
* along said right-of-way N. 55-46 W. 125 feet to the point of beginning.



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 Ten (10) years, beginning on
* the 1st day of December, 1950, and ending on the 1st
* day of December, 1960, 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; provided that said rental shall in no
* event be less than One Hundred Sixty Dollars (\$160.00) per month. 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 Five (5) 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.

TICKLER

CARDS

JACKET

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*This Lease Cancelled by Mutual Consent this 23rd day of July 1954.
Cancellation to become effective at noon on November 1, 1954.*

R. J. Belko

Dr. L. L. Bates

L. W. Ingram

By: Levine L. Bates, Jr.