



LEASE TO COMPANY

* AGREEMENT made this 19th day of January, 1954,
* by and between R. M. Willis and
* Grace K. Willis, his wife, of
* Laurens Road Street, Greenville,
* 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".

LOCATION

DESCRIPTION



* 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 piece, parcel or lot of land, lying and being on the Easterly
* side of Laurens Road, about three miles South of the City of Greenville,
* South Carolina, having the following metes and bounds, to-wit:

* BEGINNING at an iron pin on the Easterly side of Laurens Road, said iron pin
* marking the Southwesterly corner of a two acre tract purchased from A. E. King
* by deed dated September 9, 1939; thence along the Easterly side of Laurens
* Road, said Road being the Westerly boundary of the A. E. King tract aforesaid
* N 27-3/4 W. 127 feet to an iron pin, which pin marks the Southwesterly corner
* of a one acre tract purchased from S. L. King, by deed, dated November 1931,
* recorded in the R. M. C. Office for Greenville County, South Carolina, in
* Deed Book 163, Page 398; thence continuing along the Easterly side of Laurens
* Road, said Road being the westerly boundary of the S. L. King tract aforesaid,
* N 27-30 W. 13 feet to a point; thence N 66-E 140 feet to a point located in
* the S. L. King tract; thence S. 27-30 E. 13 feet to a point in the Northernly
* line of the A. E. King tract; thence through the A. E. King tract S. 27-3/4 E.
* 127 feet to a point on the Southern boundary of the A. E. King tract, also
* line of Henry Theodore, formerly Mims Sullivan; thence S. 66-1/4 W. 140 feet
* along the Theodore line to the point of beginning.

MAR 2 1954

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. at noon

* To hold the premises hereby demised unto Lessee for Ten (10) years, beginning/on
* the 1st day of April, 1954, at noon
* day of April, 1964, on the following terms and conditions:

(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 Forty-Two Dollars (\$142.00)
for each successive monthly period hereof. Lessee shall keep, or cause to be
kept, such records as will accurately show the number of gallons of 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.

(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
exercise such renewal privilege.

(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.

RENEWAL
R.M. Willis
Grace K. Willis

TITLE

BOOKS

CARDS

JACKET

MAR 2 1954

*This Lease Cancelled by Mutual Consent
this 1st day of July, 1956*

*R.M. Willis
Mrs. R.M. Willis*

SATISFIED AND CANCELLED OF RECORD
20 DAY OF Aug 1956
Ollie Farnsworth

Nil

For Assignment of Lease See Deed Book 495, page 355