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mail
P.O. Box 420
Charlotte, N.C.

BOOK 644 PAGE 485

OLLIE B. WORTH
R.M.S.

FEB 18 1960
LEASE TO COMPANY

* AGREEMENT made this 14th day of September, 1959,
* by and between Greenville Bonded Warehouse Company and
* 820 Green Avenue Street, Greenville, his wife, of
* State of South Carolina, hereinafter called "Lessor"; and
* ESSO STANDARD OIL COMPANY, a Delaware corporation, having an office at
* 1600 Woodlawn Road, 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 the Town or City of Greenville
* County of Greenville, State of South Carolina

LOCATION

more fully described as follows:

DESCRIP-
TION

Handwritten initials

* Beginning at the Southeast corner of Greenville Bonded Warehouse Company
* new brick warehouse on North side of Green Avenue and extending in a
* Northerly direction parallel with brick warehouse 69 ft. to fence; thence
* in an Easterly direction 6 ft.; thence in a Northerly direction 19 ft.
* parallel with fence; thence in an Easterly direction 58 ft.; thence in a
* Northerly direction 12 ft.; thence in an Easterly direction 75 ft. to
* Green Avenue; thence parallel with Green Avenue in a Southerly direction
* 190 ft. more or less, back to point of beginning. This is the same
* location where Texaco products were formerly sold and known as "City Line
* Service Station".



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 Eleven (11) years, beginning on
* the 1st day of January, 1960, and ending on the 31st
* day of December, 1970, 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, 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 Thirty-Eight Dollars (\$138.00) 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 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 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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For Lease Cancellation Agreement See Deed Book 949 Page 641