

Humble Oil Co
Charlotte N.C.



\$1.12 stamps
2.50 fee
38¢ 10

LEASE TO COMPANY?

AGREEMENT made this *First* day of *MAY*, 19 *61*,
by and between Ruby Raines Lipscomb and
William Orchard Lipscomb, Jr., ~~husband~~ of
801 College Avenue, ~~Greenville~~ Hartsville
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".

SEP 19 1961 7355

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

BEGINNING at a point, said point being intersection of western boundary of
Irvine Street and southern boundary of Branwood Street, and running
S 15° - 20' W. along western boundary of Irvine Street, a distance of
174.67' to a point; thence running N 64° - 00' W. along northern boundary
of Pendleton Street a distance of 121.00' to a point, thence, running
N 15° - 34' E. along boundary of E. W. Page property a distance of 153.10'
to a point; thence, running S 74° - 16' E. along southern boundary of
Branwood Street a distance of 118.30' to a point, said point being point
of beginning.

J.R.L.



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.

J.R.L.
W.O.L.M.

PERIOD
RENTAL

TO HOLD the premises hereby demised unto Lessee for **two (2)** years, beginning on
the **1st** day of **May**, 19 **61**, and ending on the **30th**
day of **April**, 19 **63**, on the following terms and conditions:

J.R.L.
W.O.L.M.

(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; pro-
vided that said rental shall in no event be less than One Hundred Fifteen
Dollars (\$115.00) 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
J.R.L.
W.O.L.M.

(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 *J.R.L.*

(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.