

RECORDED
GREENVILLE CO. S. C.
JUL 18 1 12 PM 1956

25% Mail
Esso
19269
Ray J. Pick
Esso Standard Oil Co.
Box 1348 - City
557 271

LEASE TO COMPANY

* AGREEMENT made this 1 day of May, 1956,
 * by and between E. F. Hannah and
 * New Grove Rd., Carrier 51 Street Greenville, his wife, of
 * 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
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
 more fully described as follows:

Beginning at an iron pin at the northeast corner of property at
 right-of-way of US Hwy. 29 (New Grove Road) and thence in a
 southeasterly direction 100.0' to a point at creek; thence in a
 westerly direction 69.0' to a point at the corner of wooden bridge;
 thence in a northwesterly direction 95.5' to a point on US Hwy.
 29 (New Grove Road) right-of-way; thence in a northeasterly direction
 along right-of-way of US Hwy. 29 (New Grove Road) 110.0' to the
 point of beginning.



PERIOD
RENTAL
RENEWAL
TITLE
TICKETS
CARDS
JACKET

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.
 at noon

* TO HOLD the premises hereby demised unto Lessee for Two (2) years, beginning on
 * the 1st day of June, 1956, and ending on the 1st
 * day of June, 1958, on the following terms and conditions:

(1) Lessee shall pay the following rent:
 An annual rental of Nine Hundred Dollars (\$900.00) in equal monthly
 installments of Seventy Five Dollars (\$75.00) payable on the first
 day of each month in advance. IN ADDITION an amount equivalent to
 One Cent (1¢) for each gallon of motor fuels sold in excess of 45,000
 gallons during each six (6) months period by Lessee at said premises,
 said additional rental to be payable on or before the 15th day of the
 month following the six (6) months period 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 motor fuels sold at said 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 Eight (8) 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.

MAY 10 1956