

Lease Agreement

# 12976

State of South Carolina  
County of Greenville

This Agreement of Lease, made and entered into this 10th day of September 1936, by and between Mrs. Daisy M. Elliott, of said State and the County of Richland, party of the first part, and the Gulf Oil Corporation, a corporation organized and existing under the laws of the State of Pennsylvania, party of the second part:  
Witnesseth

-1-

That the said party of the first part hereinafter called Lessor) has this day rented and leased to the party of the second part (hereinafter called Lessee), a certain parcel of land located in the City of Greenville, State and County aforesaid, and described as follows: Commencing at a point located at the southwest corner of the intersection of North Main Street with Springwood Avenue and running thence North 61-55 West along the Southern boundary of Springwood Avenue, a distance of 100 feet to an iron pin on the Eastern boundary of an eight foot alley; thence South 19-54 West along the Eastern boundary of said alley and parallel with North Main Street, a distance of 83 feet to an iron pin; thence South 61-51 East and parallel with Springwood Avenue, a distance of 100 feet to an iron pin on the Western boundary of North Main Street; thence North 19-54 East along the Western boundary of North Main Street a distance of 83 feet to the point of beginning. Said property being further described as Lots Nos. 2, 3, 4 and 5 on a Plat by S. M. Furman Jr. S. C., April 1924 and recorded in R. M. S. Office for Greenville County, South Carolina, Plat Book 9, Page No. 225.

Said leased premises shall include the above described real estate together with all improvements and buildings situated thereon or to be erected thereon.

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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products, and for the conduct of any other lawful business thereon.

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Lessor proposes to erect or is erecting on the premises herein described improvements to be used as a gasoline filling station consisting of a super type service station building of concrete block and stucco construction, complete with a satisfactory roof and a canopy containing ample office space, three rest rooms complete, a lubricatorium including a wash room with concrete driveways at a total cost of Six Thousand Dollars (\$6,000.00) and in accordance with plans submitted by Lessor and approved by Lessee. Construction of said building and improvements by the Lessor shall begin promptly upon the execution of this agreement and shall be completed within a reasonable time (not exceeding ninety (90) days thereafter. Upon completion of said building and improvements the Lessor shall immediately deliver the possession and use thereof to the Lessee herein for operation.

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The term of said lease shall be for a period of ten (10) years, next ensuing from the date of the completion of the service station building, and the delivery of same to the Lessee herein ready for operation. The effective date of this lease shall be determined by written notice from the Lessor to the Lessee that the premises are ready for operation, and acknowledgment of said notice by the Lessee advising that said premises have been accepted and opened for operation. During the term of this lease the Lessee agrees to pay a rental of Two Thousand Twenty-Five Dollars (\$225.00) per month, payable monthly in advance.

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The Lessee shall have the option and privilege of extending the term of ten (10) years herein created for an additional term of five (5) years, upon the same terms and conditions by giving

See Deed Book 477 Page 189.  
See Deed Book 477 Page 195.  
Assignment of Lease  
or Cancellation of Lease