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GREENVILLE CO. S. C.

LEASE TO COMPANY

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\* AGREEMENT made this 5th day of November, 1948,  
 \* by and between Frances Ouzts Williams, FARNSWORTH R. M.C., and  
 \* her wife, of Greenville, South Carolina,  
 \* 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".

\* 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:

DESCRIPTION

\* One lot of land situated in Greenville County located at Intersection of White  
 \* Horse Road and Washington Avenue, having the following Metes and Bounds -  
 \* Beginning at a point on Washington Avenue and running in a south westerly  
 \* direction a distance of 49 feet to the White Horse Road; thence in a  
 \* southerly direction along White Horse Road for a distance of 90 feet; thence  
 \* in an easterly direction to Washington Avenue a distance of 80 feet; thence  
 \* in a northerly direction along Washington Avenue for a distance of 126 feet  
 \* to point of beginning. This being the identical property leased from  
 \* J. A. Patton and F. L. Williams on January 24, 1947.



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\* 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 Five (5) years, beginning on  
 \* the 24th day of January, 1949, and ending on the 24th  
 \* day of January, 1954, 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, 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 the said  
 \* rental shall in no event be less than fifty dollars (\$50.00) for each  
 \* successive monthly period hereof. Lessee shall keep 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  
F. O. W.

\* (2) Lessee shall have the option of renewing this lease for Five (5) 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

TICKLER  
CARDS  
JACKET

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(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.