



3 20 PM 1953

LEASE TO COMPANY

AGREEMENT made this 22 day of April, 1953
 * by and between Raymond E. Scott, Marshall W. Scott and Rufus W. Scott and
 * Corner Douglas Avenue and Huff Line 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".

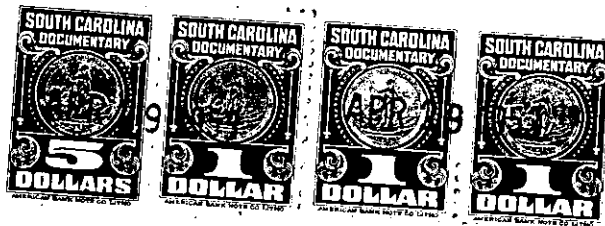
WITNESSETH: That Lessor does hereby demise and lease unto Lessee, and Lessee agrees to
 * take all that lot, piece or parcel of land situate in the Town or City of Greenville
 * County of Greenville, State of South Carolina

LOCATION

DESCRIP-
TION

more fully described as follows:

* One lot of land situated in above town, County and State, beginning at
 * an iron pin at the Southwest intersection of Douglas Avenue and Huff Line
 * and running thence along the Western side of Huff Line S. 6-48 E 100 feet;
 * thence in a Northwesterly direction 125 feet; thence in a Northeasterly
 * direction 100 feet to Douglas Avenue; thence in an Easterly direction
 * parallel with Douglas Avenue 125 feet to the point of beginning.



APR 29 1953

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 Ten (10) years, beginning on
 * the 1st day of June, 1953, and ending on the 1st
 * day of June, 1963, on the following terms and conditions:

RENTAL

(1) Lessee shall pay the following rent:

An annual rental of One Thousand Nine Hundred Forty-four and 96/100
 Dollars (\$1,944.96) in equal monthly installments of One Hundred
 Sixty-two and 08/100 Dollars (\$162.08) payable on or before the
 fifteenth (15th) day of the month following the month in which the
 rental has accrued.

RENEWAL

[Handwritten signatures: R.E.S., R. Scott]
 (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

TICKLER

CARDS

JACKET

(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.

APR 29 1953