

1.50
LEASE

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THIS LEASE made this 27th day of October, 1958, by and between DORA TODD PRINCE a Widow (hereinafter called "Lessor"), and FOSTER OIL CO., AGENTS., (hereinafter called "Lessee").

WITNESSETH THAT:-

First The Lessor hereby leases to the Lessee for a term of Ten (10) years, beginning on the 11th. day of March, 1959, and ending on the 10th. day of March, 1969, the parcel of land on Buncombe & Perry Roads Street, in Greenville County, State of South Carolina, bounded and described as follows:

Being premises now occupied as a gasoline filling and automobile service station situated on the northeast corner of Buncombe Road and Perry Road, and having a frontage of 125 feet, more or less, on Buncombe Road and a frontage of 75 feet on Perry Road, with corresponding rear dimensions

Together with all the improvements thereon, and all equipment and apparatus used in connection with the gasoline filling and automobile service station located on said premises Included among said equipment and apparatus is the following:

2-Bay Service Station Building

While under the terms of this lease it will run for a period of ten (10) years, it is understood and agreed that Mrs. Prince is merely the life tenant of said premises and should she die before said lease expires this lease will automatically terminate with her death.

FOSTER

3. ~~Lessee~~ shall pay, as rent for each calendar month during the term of this lease, a sum equal to one & one-half cent(s) (1 1/2 ¢) for each gallon of gasoline delivered to the premises during such month, as shown by Lessee's records, but not less than Ten & 00/100 Dollars (\$ 10.00) nor more than Two Hundred Fifty & 00/100 Dollars (\$ 250.00) for any such month; payable by check to the order of DORA TODD PRINCE Buncombe Rd., SansSouci, Greenville, S. C., on or before the fifteenth day of the following calendar month.

Third Lessee may from time to time erect and install upon the leased premises such additional equipment and apparatus as it deems necessary for its business, and may from time to time make such alterations and changes therein and otherwise in the leased premises as it sees fit. It may paint in colors of its own selection any and all buildings, equipment and apparatus now or hereafter upon the leased premises.

Fourth Lessor shall pay all taxes, assessments and other governmental or municipal charges levied or assessed upon the leased premises as the same become due and payable. If Lessor fails to pay such taxes, assessment, charges and / or, as the same become due and payable, any mortgage or other lien indebtedness and interest thereon which for any reason may be an encumbrance on the leased premises prior to this lease, Lessee may pay the same, or such portion thereof as it elects to pay, charge the amount of such payment to Lessor and withhold all rentals due hereunder until Lessee shall have fully reimbursed itself for all sums so paid.