

Lease.

Agreement dated the 24th day of July, 1926, by and between Miss Lydia E. Sullivan and Mrs. Marshall Sullivan, Executrices, Greenville, South Carolina (of estate of Mrs. Emma E. Sullivan) and The Texas Company (Lessee):

(1) Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina. That lot of land situated on west side of Augusta Road beginning at the southeast corner of said lot running North along Augusta Road 100 feet, thence West 50 feet, thence South 100 feet to Conestee Avenue, thence along said Avenue in an Easterly direction 50 feet to Augusta Road point of beginning, bounded North and West by property of Lydia E. and Marshall Sullivan, South by Conestee Avenue and East by Augusta Road.

(2) Term - To have and to hold for the term of Five years from and after the first day of June Nineteen hundred twenty six (1926) but subject to termination by lessee at the end of the first year or any subsequent year upon thirty (30) days written notice from lessee to lessor.

(3) Rental. Lessee agrees to pay the following rent for said premises at the rate of twenty five (\$25.00) per month, payable on or before the tenth of the month following the month during which the rental accrues. And agree that if any installment thereof shall be due and unpaid for ten (10) days after written notice of such default has been delivered to the Sales Manager of lessee at Houston, Texas, lessor shall then have the right to terminate this lease on thirty (30) days notice to lessee.

(4) Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of this lease. In the event of his failure to do so, lessee may, at its election either terminate the lease on thirty (30) days notice to lessor, or make the necessary repairs, at the expense of lessor, and have the right to apply accruing rentals, for the purpose of reimbursing itself. If, during the time the premises are undergoing repairs, the use thereof by lessee is materially interfered with, the rent accruing during such period shall be abated.

(5) Removal of property. Lessee shall have the right at any time during the continuance of this lease or within thirty (30) days after its termination to sweep and remove all fixtures, equipment and