

LEASE

AGREEMENT dated the 24th day of April, 1930, by and between
Marion B. Leach,
Greenville, South Carolina.
 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, described as follows:

Know as 228 Pendleton Street, beginning at a point on Pendleton Street 100 feet
 South of Southern Railway track, running thence Southwardly along Pendleton Street 100 feet
 thence Westwardly 50 feet, thence Northwardly 100 feet, thence Eastwardly 50 feet to point
 of beginning; bounded on the North, South and West by property of Marion B. Leach, East
 by Pendleton Street.

(2)—Term. TO HAVE AND TO HOLD for the term of Five years from and after the
first day of May, Nineteen Hundred ~~Twenty~~ thirty (1930) 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.

provided however that the lessee, at its option, may terminate this agreement any time
 upon ten (10) days prior written notice in event of the cancellation or termination in any
 manner of that certain commission agency agreement between the parties hereto dated
 April 24, 1930, or any agreement supplementary thereto or in lieu thereof.

(3)—Rental. Lessee agrees to pay the following rent for said premises:

A sum equal to one cent (1 cent) for each gallon of Lessee's gasoline
 sold from said premises each month during the term hereof, payable monthly on the 10th
 day of each month next following the month for which payment is made.

and agrees 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
 sever and remove all fixtures, equipment and other property of lessee placed on or in said premises by lessee during the term of this or any previous lease, or any
 extension or renewal thereof.

(6)—Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or should lessee for any reason be prevented from
 establishing or continuing the business of distributing petroleum products on said premises, or should said business for any reason in lessee's judgment become
 unduly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the rental obligation shall be prorated to the date
 of such termination.

(7)—Damages for Defect in Title. Lessor covenants that he is well seized of said premises, has good right to lease the same, and warrants and agrees to de-
 fend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses which lessee may suffer by reason of any restriction, encumbrance
 or defect in such title.

(8)—Taxes and Encumbrances. Lessor agrees to pay all taxes, assessments and obligations which are or may become a lien on the demised premises and
 improvements as they become due. If lessor should fail to do so, lessee shall have the right either to make such payment for the account of lessor, in which event
 it shall be subrogated to all the rights of the holder of such lien, and in addition thereto shall have the right to apply accruing rentals in satisfaction of such obliga-
 tions; or lessee, in the event of a foreclosure of any such lien and the sale of said demised premises and improvements, shall have the right to buy in said premises
 and improvements for its own account.

(9)—Successors and Assigns. This agreement shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors or
 assigns.

IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written.

Witness: S. L. Styles
Marion B. Leach, (Lessor)
 Witness: R. L. Harris
THE TEXAS COMPANY (Lessee)
 Attest: W. H. Comford.

(Acknowledgment by Lessor)

STATE OF SOUTH CAROLINA, }
 County of Greenville. }
 Personally appeared before me S. L. Styles,
 and made oath that he saw the within named Marion B. Leach,
 sign, seal and as his act and deed, deliver the within written _____, and
 that he with R. L. Harris, witnessed the execution thereof.



Sworn to before me this 24th day of
April, A. D., 1930
W. A. Jones (L. S.)
 Notary Public for South Carolina. S. L. Styles.

Approved as to Terms: W. H. Comford Description: W. H. Comford Form: E. S. Morris
 This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manager or Assistant Sales Manager by signature
 below.
 Approved: J. W. Royall

Recorded July 1st, 1930, at 8:00 o'clock A. M.

END OF Doc

LEASE

AGREEMENT dated the 10th day of May, 1930, by and between
Mrs. M. V. Capell,
Greenville, S. C., R. F. D. # 7.
 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, described as follows:

Beginning at a point 1.18 miles from the City limits of West Greenville, S. C. and
 running West along the South side of State Highway #2, 100 feet to a point, thence south 100
 feet to a point, thence east 100 feet to a point, thence North 100 feet to the point of begin-
 ing.

Property bound on the North by State Highway # 2, and on the South & East & West
 by property of Mrs. M. V. Capell.

(2)—Term. TO HAVE AND TO HOLD for the term of Five years from and after the
first day of June, Nineteen Hundred ~~Twenty~~ thirty (1930) 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.

provided however that the lessee, at its option, may terminate this agreement any time upon
 ten (10) days prior written notice in event of the cancellation or termination in any manner
 of that certain commission agency agreement between the parties hereto dated May 10, 1930, or
 any agreement supplementary thereto or in lieu thereof.

(3)—Rental. Lessee agrees to pay the following rent for said premises:

A sum equal to one-cent (1 cent) for each gallon of lessee's gasoline sold from said
 premises each month during the term hereof, payable monthly on the 10th day of each month
 next following the month for which payment is made.

and agrees 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
 sever and remove all fixtures, equipment and other property of lessee placed on or in said premises by lessee during the term of this or any previous lease, or any
 extension or renewal thereof.

(6)—Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or should lessee for any reason be prevented from
 establishing or continuing the business of distributing petroleum products on said premises, or should said business for any reason in lessee's judgment become
 unduly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the rental obligation shall be prorated to the date
 of such termination.

(7)—Damages for Defect in Title. Lessor covenants that he is well seized of said premises, has good right to lease the same, and warrants and agrees to de-
 fend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses which lessee may suffer by reason of any restriction, encumbrance
 or defect in such title.

(8)—Taxes and Encumbrances. Lessor agrees to pay all taxes, assessments and obligations which are or may become a lien on the demised premises and
 improvements as they become due. If lessor should fail to do so, lessee shall have the right either to make such payment for the account of lessor, in which event
 it shall be subrogated to all the rights of the holder of such lien, and in addition thereto shall have the right to apply accruing rentals in satisfaction of such obliga-
 tions; or lessee, in the event of a foreclosure of any such lien and the sale of said demised premises and improvements, shall have the right to buy in said premises
 and improvements for its own account.

(9)—Successors and Assigns. This agreement shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors or
 assigns.

IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written.

Witness: S. L. Styles,
Mrs. M. V. Capell (Lessor)
 Witness: R. L. Harris
THE TEXAS COMPANY (Lessee)
 Attest: J. S. Jones.

(Acknowledgment by Lessor)

STATE OF SOUTH CAROLINA, }
 County of Greenville. }
 Personally appeared before me S. L. Styles,
 and made oath that he saw the within named Mrs. M. V. Capell,
 sign, seal and as her act and deed, deliver the within written _____, and
 that he with R. L. Harris, witnessed the execution thereof.

Sworn to before me this 10th day of
May, A. D., 1930
W. A. Jones (L. S.)
 Notary Public for South Carolina. S. L. Styles.

Approved as to Terms: J. S. Jones Description: J. S. Jones Form: E. S. Morris
 This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manager or Assistant Sales Manager by signature
 below.
 Approved: J. W. Royall.

Recorded July 1st 1930, at 8:00 o'clock A. M.

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