

LEASE AGREEMENT dated the 28th day of August 1931 by and between
 S. L. Styles, Lessor
 and THE TEXAS COMPANY (Lessee), a corporation of Delaware, having a place of business at Houston, Texas,
 County of Greenville, State of S. C., described as follows:

Beginning at an iron pin 3/16 of a mile east of the intersection of the
 Highland and Gowansville Road and running East, along the south side of the Gowansville
 Road, 100 feet to a point, thence South 100 feet to a point, thence West 100 feet to
 a point, thence North 100 feet to the point of beginning.
 Property bound on the West, South and East by the property of R. L.
 Lindsey and on the North by the Gowansville Road.

Term. TO HAVE AND TO HOLD for the term of one year from and after the
 twenty-first day of August Nineteen Hundred thirty one (Aug. 21, 1931) but subject
 to termination by either party at the first year of the agreement upon thirty (30) days' written notice from either party
 however, that the Lessee at its option may terminate this agreement at any time upon ten days' written notice in event of the cancellation or termination in any manner of that certain
 Commission Agency Agreement between The Texas Co. and R. L. Lindsey dated August 21, 1931, or
 any agreement supplementary thereto or in lieu thereof, either with the aforesaid R. L.
 Lindsey or any other commission agent the Lessee might appoint.

Rental. Lessee agrees to pay the following rent for said premises:

A sum equal to one-cent (1¢) for each gallon of Lessee's gasoline sold from
 said premises each month during the term hereof, payable on the 10th days 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)—Lessor'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 lessor's judgment become
 unduly burdensome, lessor 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 defend
 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 benefit 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 obli-
 gations; 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, R. L. Lindsey, (SEAL) Lessee
 Witness: R. L. Harris, THE TEXAS COMPANY (Lessee)
 Attest: X By: R. E. Dathner.

(Acknowledgment by Lessee)

STATE OF SOUTH CAROLINA,
 County of Greenville,
 Personally appeared before me S. L. Styles,
 and made oath that he says the within named R. L. Lindsey,
 his act and deed, deliver the within instrument
 that he with R. L. Harris, witnessed the execution thereof.
 Sworn to before me this 28th day of August, A. D. 1931.
 F. M. Gifford, Notary Public for South Carolina.
 My commission expires on the 1st day of the month of _____, 1931.
 Approved as to Terms: C. B. Barrett, Notary Public for South Carolina.
 This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manager or Assistant Sales Manager by separate
 below.

Recorded: November 5th 1931, at 8:00 o'clock A.M.

END OF Doc.

LEASE AGREEMENT dated the 28th day of October 1931 by and between
 D. N. Johnson, Lessor
 and THE TEXAS COMPANY (Lessee), a corporation of Delaware, having a place of business at Houston, Texas,
 County of Greenville, State of S. C., described as follows:

Beginning at an iron pin ten miles North of the Travelers Rest, S. C.,
 Post Office on the Buncombe Road, U. S., Highway #25, and running North along the
 east side of the road 100 feet to a point, thence East 100 feet to a point, thence
 South 100 feet to a point, thence West 100 feet to the point of beginning.
 Property bound on the North, East and South by property of D. N. Johnson
 and on the West by U. S. Highway # 25.

(2)—Term. TO HAVE AND TO HOLD for the term of one year from and after the
 twenty-first day of August Nineteen Hundred thirty one (Aug. 21, 1931) 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.
 that the lessee at its option may terminate this agreement any time upon ten days' prior
 written notice in event of the cancellation or termination in any manner of that certain
 commission agency agreement between The Texas Co. and D. N. Johnson dated August 21, 1931,
 or any agreement supplementary thereto or in lieu thereof, either with the aforesaid D.N.
 Johnson or any other commission agent the Lessee might appoint.

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

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

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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)—Lessor'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 lessor's judgment become
 unduly burdensome, lessor 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 defend
 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 obli-
 gations; 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: D. N. Johnson, Jr., D. N. Johnson, (SEAL) Lessor
 Witness: R. L. Harris, THE TEXAS COMPANY (Lessee)
 Attest: X By: E. E. Dathner.

(Acknowledgment by Lessor)

STATE OF SOUTH CAROLINA,
 County of Greenville,
 Personally appeared before me D. N. Johnson, Jr., (witness) who being duly sworn says that he saw
 the within named D. N. Johnson,
 sign, seal and as his act and deed, deliver the within foregoing instrument for the purpose therein
 mentioned and that he with R. L. Harris, (witness), witnessed the execution thereof.
 Sworn to before me this 28th day of October, A. D. 1931.
 F. M. Gifford, Notary Public for South Carolina.
 My commission expires at the pleasure
 of the Governor.
 Approved as to Terms: C. B. Barrett, Notary Public for South Carolina.
 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.

Recorded: January 14th 1932, at 2:30 o'clock P.M.

END OF Doc.