

WALKER, EVANS & CORDELL CO., CHARLESTON, S. C. 53520

AGREEMENT dated the 16th day of November 1931, by and between Mrs. B. W. E. Staton, Tigerville, S. C., R.F.D. and THE TEXAS COMPANY (Lessee): a corporation of Delaware, having a place of business at Houston Texas

(1) Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the City of Tigerville, S.C., County of Greenville, State of S. C., described as follows:

Beginning at an iron pin on the West side of U. S. Highway #25 fourteen and five-tenths miles North of the Travelers Rest, S. C. Post-Office and running North, along west side of Highway, 200 feet to a point, thence West 80 feet to a point, thence South 200 feet to a point, thence East 80 feet to the point of beginning. Property bound on the North, West and South by property of B. W. E. Staton and on the East by U. S. Highway #25.

T. T. Co. File No. 19191.

(2) Term. TO HAVE AND TO HOLD for the term of Five years from and after the Sixteenth day of November Nineteen Hundred thirty one (Nov. 16, 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. Provided, however, that the lessee at its option may terminate this agreement at any time upon ten days' prior written notice in event of the cancellation or termination any manner of that certain commission agency agreement between The Texas Co., and T. L. Station dated Nov. 16, 1931, or any agreement supplementary thereto or in lieu thereof, either with the aforesaid T.L. Station 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.

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... (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 unprofitable, 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 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 obligations; 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. Harris. B. W. E. Staton, (SEAL) (Lessor) THE TEXAS COMPANY (Lessee) E. E. Davnor.

(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 B. W. E. Staton, sign, seal and as his act and deed, deliver the within written instrument for the purpose mentioned, and that he with R. L. Harris, witnessed the execution thereof. Sworn to before me this 16th day of November A. D. 1931. F. M. Gifford, Notary Public for South Carolina, or the State at large, My com. exp. at the pleasure of the Governor. Approved as to Terms: C. B. Barrett, Description: C. B. Barrett, Form: B. E. Dowdy. 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: X

Recorded February 5th 1932 at 8:30 o'clock A. M.

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WALKER, EVANS & CORDELL CO., CHARLESTON, S. C. 53520

AGREEMENT dated the 14th day of October 1931, by and between A. F. and E. S. McKissick, residing at Greenville, S.C. and THE TEXAS COMPANY (Lessee): a corporation of Delaware, having a place of business at Houston Texas

(1) Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the City of Greenville, S.C., County of Greenville, State of S. Carolina, described as follows:

Beginning on the Southeast corner of the intersection of College and Buncombe Street; thence southeasterly along the Eastern boundary of Buncombe Street a distance of One Hundred Feet (100'); thence Northeastly a distance of sixty four feet six inches (64'6") to the Southerly boundary of College Street; thence Westerly A. F. McK, E.S. McK., along the Southerly boundary of College Street One Hundred Eighteen Feet Six Inches (118'6") to point of beginning, being triangular in shape.

T. T. Co. File No. 4382 B.

(2) Term. TO HAVE AND TO HOLD for the term of Three (3) years from and after the First day of October Nineteen Hundred thirty one (Oct. 1, 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.

(3) Rental. Lessee agrees to pay the following rent for said premises: One Hundred Dollars (\$100.00) per month for the term of the lease.

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... (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 unprofitable, 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 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 obligations; 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.

S. C. Stamps \$1.44

IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written. Witness: Remsen Bauknight, R. L. Harris. A. F. McKissick, Ellison H. McKissick, (SEAL) (Lessor) THE TEXAS COMPANY (Lessee) J. B. Duke, Assistant Secretary, G. L. Noble, Vice president.

(Acknowledgment by Lessor) STATE OF SOUTH CAROLINA, County of Pickens, Personally appeared before me Remsen Bauknight, (witness) and made oath that he saw the within named A. F. McKissick and Ellison McKissick, sign, seal and as their act and deed, deliver the within written instrument for the purpose therein mentioned and that he with R. L. Harris, witnessed the execution thereof. Sworn to before me this 14 day of October A. D. 1931. L. J. Connolly, Notary Public for South Carolina, or the State at Large, in Pickens County, S.C. or the State at Large. My com. expires at the wish of the Gov. Approved as to Terms: L. B. Penn, Description: L. J. Milo, Form: B. E. Dowdy. 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: X

Recorded February 5th 1932 at 8:30 o'clock A. M.

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