

AGREEMENT dated the 22nd day of December 1931, by and between
J. P. Gilreath
Travelers Rest, 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 Travelers
Rest, R.F.D.
 County of Greenville, State of S. C., described as follows:

Beginning at an iron pin $\frac{1}{2}$ of a mile East of the Southeast intersection of
 the Tigerville and Jackson Grove Roads and running East, along the south side of the
 Jackson Grove 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 South, East and West by property of J. P. Gilreath
 and on the North by Jackson Grove Road.

T. T. Co. File No. 11387A

(2) - Term. TO HAVE AND TO HOLD for the term of Five years from and after the
23rd day of September Nineteen Hundred xxx, thirty one (Sept. 23, 1931) (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 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 J. P.
 Gilreath dated September 23, 1931, or any agreement supplementary thereto or in lieu
 thereof, either with the aforesaid J. P. Gilreath 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, and to repair same or to remove same
 (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 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 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: D. N. Johnson, Jr.
 Witness: R. L. Harris, J. P. Gilreath (SEAL) (Lessor)
 THE TEXAS COMPANY (Lessee)
 Attest: x By: E. E. Dattner, S.C. Stamps 89

(Acknowledgment by Lessor)
 STATE OF SOUTH CAROLINA, }
 County of Greenville, }
 Personally appeared before me D. N. Johnson, Jr.
 and made oath that he saw the within named J. P. Gilreath,
 sign, seal and as his act and deed, deliver the within written instrument, and
 that he with R. L. Harris, witnessed the execution thereof.
 Sworn to before me this 22nd day of December
December A. D. 1931
F. M. Gifford, (L. S.)
 Notary Public for South Carolina. My Commission expires at the pleasure of the
 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:

Recorded February 15th 1932 at 8:10 o'clock A. M.

END OF Doc.

AGREEMENT dated the 29th day of December 1931, by and between
Mrs. M. L. Kennebrew (widow) 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
 County of Greenville, State of S. C., described as follows:

Beginning on the Northwest corner at the intersection of Florence
 Avenue and the Camp Road, U. S. Highway #29, and running West,
 along the North side of U. S. Highway #29, 160 feet to a point, thence
 North 60 feet to a point, thence East 60 feet to a point, thence
 South, running along the west side of Florence Avenue, 60
 feet to the point of beginning.
 Property bound on the South by the Camp Road, U. S. High-
 way #29, on the East by Florence Avenue and on the West and
 north by the property of Mrs. M. C. Kennebrew.

(2) - Term. TO HAVE AND TO HOLD for the term of One year from and after the
1st day of December Nineteen Hundred xxx, thirty one (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 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 Mrs. M. C. Kenne-
 brew dated December 6, 1931, or any agreement supplementary thereto or in lieu thereof, either
 with the aforesaid Mrs. M. C. Kennebrew or any other commission agent she 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, and to repair same or to remove same
 (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 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 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: R. L. Harris, Mrs. M. L. Kennebrew (Lessor) (Seal)
 THE TEXAS COMPANY (Lessee)
 Attest: x By: E. E. Dattner, S.C. Stamps 449

(Acknowledgment by Lessor)
 STATE OF SOUTH CAROLINA, }
 County of Greenville, }
 Personally appeared before me R. L. Harris
 and made oath that he saw the within named Mrs. M. L. Kennebrew
 sign, seal and as her act and deed, deliver the within written instrument, and
 that he with M. L. Kennebrew witnessed the execution thereof.
 Sworn to before me this 29th day of December
December A. D. 1931
F. M. Gifford, (L. S.)
 Notary Public for South Carolina. My Commission expires at the pleasure of the
 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:

Recorded March 28th 1932 at 8:10 o'clock A. M.

END OF Doc.