

LEASE AGREEMENT dated the 29th day of February, 1932, by and between Wilton H. Earle, Greenville, S. C., a corporation of Delaware, having a place of business at Houston, Texas, and THE TEXAS COMPANY (Lessee): 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 South Carolina, described as follows:

Beginning at the Northeast corner of intersection of Academy Street and MoBee Avenue, running Northwardly along Academy Street 100 feet, thence Eastwardly 48 feet, thence Southwardly 100 feet to MoBee Avenue, thence Westwardly 48 feet along MoBee Avenue to point of beginning.
 Bounded on the North by property of Ernest Goddard, on the East by Misses M. R., K. W. and S. R. Rutledge, on the South by MoBee Avenue and on the West by Academy Street.

T. T. Rizer Co. File No. 20135.

(2)—Term. TO HAVE AND TO HOLD for the term of Five years from and after the First day of April, 1932, 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:

\$100.00 Per month during the term of the lease. Provided, however, that no rentals shall accrue or become due until the premises herein described have been turned over to the Lessee for conducting its business.

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 be prevented from becoming 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 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 \$2.40

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

Witness: S. L. Styles,
 Witness: R. L. Harris, Wilton H. Earle (SEAL) (Lessor)
 THE TEXAS COMPANY (Lessee)
 Attest: X By E. E. Dattner,

(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 Wilton H. Earle, act and deed, deliver the within written instrument, and 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 29th day of February, A. D. 1932.
F. M. Gifford, (L. S.)
S. L. Styles,
 Notary Public for South Carolina, in the state at large, My commission expires June 1st, 1932.

Approved as to Terms: E. E. Dattner Description: P. J. Milo Form: Handy
 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 June 1st, 1932, at 8:00 o'clock A. M.

END OF Doc.

LEASE AGREEMENT dated the 12th day of May, 1932, by and between E. D. Laws, Marietta, S. C., R.F.D. #1 and THE TEXAS COMPANY (Lessee): Houston, Texas.
 (1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the City of Marietta, R.F.D., County of Greenville, State of S. C., described as follows:

Beginning at an iron pin two tenths of a mile North of the Northwest intersection of Hotel Street and Jones Gap Road on west side of Hotel Street and running North 100 feet to a point, thence West 100 feet to a point, thence South 100 feet to a point, thence East 100 feet to point of beginning.
 Bounded on the North, and West by property of E. D. Laws, on the East by Hotel Street and on the South by property of Bob Poole.

T. T. Co. File No. 20724.

(2)—Term. TO HAVE AND TO HOLD for the term of Five years from and after the 2nd day of May, 1932, 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 in any manner of (a) that certain commission agency agreement between The Texas Co. and E. D. Laws dated 5-2-32 or (b) any agreement supplementary thereto or in lieu thereof, or (c) any future agreement between the Lessee, as principal, and another, as agent, for the sale by the latter on behalf of the former of any sum of money or other commodities at or from the demised premises.**

(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 paint same as and when necessary in opinion of 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 be prevented from becoming 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 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 \$0.20

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

Witness: S. L. Styles, E. D. Laws, (SEAL) (Lessor)
 Witness: L. H. Anderson, THE TEXAS COMPANY (Lessee)
 Attest: X By E. E. Dattner,

(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 E. D. Laws, act and deed, deliver the within written instrument, and sign, seal and as his act and deed, deliver the within written instrument, and that he with L. H. Anderson, witnessed the execution thereof.

Sworn to before me this 12th day of May, A. D. 1932.
F. M. Gifford, (L. S.)
S. L. Styles,
 Notary Public for South Carolina, in the state at large, My commission expires June 1st, 1932.

Approved as to Terms: C. B. Barnett Description: P. J. Milo Form: Handy
 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 July 26th, 1932, at 8:00 o'clock A.M.

END OF Doc.