

LEASE

T. T. Co., File No. ... AGREEMENT dated the ... day of ... 19... by and between

and THE TEXAS COMPANY, a corporation of Delaware, having a place of business at Houston, Texas. (Lessee)

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

(2) - Term. TO HAVE AND TO HOLD for the term of ... years from and after the ... days of ... Nineteen Hundred ... 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:

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 ... (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 ... (6) - Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or should lessee for any reason ... (7) - Damages for Defect in Title. Lessor covenants that he is well seized of said premises, has good right to lease the same, and warrant ... (8) - Taxes and Encumbrances. Lessor agrees to pay all taxes, assessments and obligations which are or may become a lien on the demised premises ... (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: .....

Witness: .....

Attest: .....

THE TEXAS COMPANY (Lessee) (Lessor)

By: .....

S. C. Stamps \$ ... and ... cents.

U. S. Stamps \$ ... and ... cents.

(Acknowledgment by Lessor)

STATE OF SOUTH CAROLINA, } County of Greenville.

Personally appeared before me ... (witness)

who being duly sworn says that he saw the within named ...

sign, seal and as ... act and deed, deliver the foregoing instrument for the purpose therein mentioned.

and that ... he with ... (witness) witnessed the execution thereof.

Sworn to before me this ... day of ...

... A. D., 19... (L.S.)

Notary Public in and for ... County, S. C., or the state at large.

My commission expires at the pleasure of the Governor.

Approved as to: Terms ... Description ... Form ...

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 ... 19... at ... o'clock ... M.

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