Lease

Agreement Date the 2nd day of January 1936 by
between W. A. Bruce Greenville S.C. lessor,
The Lefco Company a corporation of Delaware having a
place of business at Greenville S.C. lessee.
Lessor leases to lessee and lessee rents from lessor
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 a point at the southeast corner of
Faulkner and Markley Streets and running thence
with Faulkner Street S. 70-20 W. 92 feet to a pin;
thence S. 14-30 E. 75 feet to a pin; thence N. 74-30 E.
feet to a pin on Markley Street; thence with Markley
Street N. 15-25 W. 79 feet to the point of beginning.
Bounded on the west by W. L. Donaldson Estate
on the south by W. H. Lee, on the East by Markley
Street and on the north by Faulkner Street.

Together with all appurtenances thereunto and all
right, title and interest of lessor in and to any and all
adjacent streets and alleys bounding the above
premises.
To Have and To Hold for the term of
15 years, commencing after the 1st day of March 1936
and ending February 28, March, 1951
Rental
Rental. Lessee agrees to pay the following rent
for said premises:
$110.00 per month, payable in advance
during the term of this lease.

Provided however, that no rental shall accrue
or become due until such time as a suitable
service station, entirely adequate to lessee, shall
have been completed upon the above described premises
by the lessor in a workmanlike manner, and ready for use;
plumbing and electric connections from the
respective utility mains.
Lessee agrees to pay [illegible] monthly
rental [illegible] and unpaid
for [illegible] days after [illegible] notice of such default
has been delivered to the said Manager of Lessor
at 720 Jamison St. Houston, Texas; and lessor shall
then have the right to terminate this lease on
thirty (30) days notice to lessee.
Maintenance. Lessor agrees to maintain said
premises and improvements in good repair during the
term of this lease (except as hereinafter in sub-section (5) of
this clause provided) and to rebuild within sixty days
any structure now on said premises damaged or destroyed
by fire, storm or other casualty, but the event of his failure to
do so, lessee at its election may either terminate the
lease on thirty days notice to lessor or in the event
rental shall abate from the date of destruction or
damage, or do the necessary repairing or rebuilding
at the expense of the lessor and have the right to apply
accruing rentals for the purpose of reimbursing
itself for such expenditures, together with the
interest at six per cent. If at any time the
premises are undergoing repairs, the use
thereof by lessee is materially interfered with
the rent accruing during such period shall be abated.