

JAN 19 1949 10 A.M.
1336 LEASE

RETURN TO Form G-77B-5-48 30M
H. F. HARRINGTON
P. O. BOX 2332
HOUSTON 1, TEXAS

W. H. E.

VOL 311 PAGE 13

Agreement dated the 30th day of November, 1948, by and between

Mrs. Wilton H. Earle,

Greenville, South Carolina.

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

(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 the intersection of Academy Street and McBee Avenue and running northwardly along Academy Street 100 feet; thence eastwardly a distance of 48 feet to a point; thence southwardly 100 feet to McBee Avenue; thence westwardly 48 feet along McBee Avenue to point of beginning.

Bounded on the North and East by property owned by Henry Theodore, on the South by McBee Avenue and on the West by Academy Street.



Together with all appurtenances thereto and all right, title and interest of lessor in and to any and all roads, streets and ways bounding the said premises;

Together with the buildings, improvements, fixtures, equipment and facilities of the lessor now located on said premises as follows:

- 1 Brick Drive-in Service Station 18' x 20' with 24' Canopy, complete with men's and women's Rest Rooms, concrete drive-ways and approaches and covered washrack.

(2)—Term. TO HAVE AND TO HOLD for the term of Three (3) years, from and after the First day of April, Nineteen Hundred Forty Nine (April 1, 1949) 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. D.H.E.

(3)—Rental. Lessee agrees to pay the following rent for said premises:—

The Sum of Seventy-Five Dollars (\$75.00) per month, payable monthly in advance, throughout the term of this lease.

Lessee agrees that rental shall be payable in monthly installments and 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 Division Manager of The Texas Company at Atlanta, Georgia, lessor shall then have the right to terminate this lease on thirty (30) days' written notice to lessee.

Lessee, at its option, may apply at any time such rental or any installment thereof to the payment of any indebtedness due or to become due from lessor to lessee. Such application shall be deemed payment of such rental.

20480K