

~~lessee shall notify lessor in writing of its election to extend this lease sixty (60) days prior to the date of the expiration of the term of this lease and notice thereof shall be deemed sufficient if given in the manner hereinafter provided.~~

(b) If at any time during the term of this lease or any extension or renewal of this lease, lessor shall receive a bona fide offer to lease the demised premises for a term to begin subsequent to the present demised term or such extension or renewal, and the lessor desires to accept such offer, lessor will immediately submit to lessee a written copy of such proposed lease with a full disclosure of the terms and provisions thereof and lessee shall have thirty (30) days after receipt thereof in which to elect to lease said premises upon the same terms and provisions contained in such proposed lease.

(c) In the event lessee is granted an option to extend under the provisions of paragraph (11) (a), it is agreed that if lessee does not in any instance elect to lease said premises in accordance with the provisions of paragraph (11) (b), such failure shall in no way limit or affect lessee's right and option to extend this lease as provided in paragraph (11) (a).

(12)—**Holdover.** If, at the expiration or termination of this lease or any extension thereof, lessee shall hold over for any reason, the tenancy of lessee thereafter shall be from month to month only and be subject to all other terms and conditions of this lease, in the absence of a written agreement to the contrary.

(13)—**Assignment and Sub-Letting.** Lessor consents that lessee may assign or sub-let the premises, provided that lessee shall remain liable to lessor for the performance of all the terms hereof.

(14)—**Notice.** Notices from lessee to lessor shall be sufficient if delivered to lessor, or if by telegram, or if placed in the United States mails addressed to the address shown in this lease. Notices from lessor to lessee shall be sufficient if posted in the United States mails, postage prepaid, addressed to the lessee's principal place of business as shown in this lease.

(15)—**Change in Ownership.** No change in ownership, assignment of this lease, or assignment of rentals hereunder shall be binding upon lessee unless and until lessee has been furnished either the original instrument evidencing such transfer, or assignment, or a true copy thereof.

(16)—**Successors and Assigns.** This agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors or assigns.

(17)—**Entirety of Agreement.** No prior stipulation, agreement or understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in the provisions of this lease.

(18)—**Approval and Signing by Lessee.** This agreement, whatever the circumstances, shall not be binding on the lessee unless and until approved and signed in its behalf by an Executive Officer, General Sales Manager, Assistant General Sales Manager, Manager Dealer Sales (Executive Sales Office), Assistant Manager Dealer Sales (Executive Sales Office), Manager Real Estate Division Territorial Manager (Domestic Sales Department), or Division Manager (Domestic Sales Department).

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

Witness  
Witness

*[Handwritten signatures of witnesses]*

*Alvin F. Batson* (Seal)  
..... (Seal)

Witness:

*[Handwritten signature]*

..... (Seal)

Witness:

*[Handwritten signature]*

*Alvin F. Batson* (Seal)  
(Lessor)

Alvin F. Batson

THE TEXAS COMPANY (Lessee)

Attest:

*[Handwritten signature]*  
E. E. GRIFFIN  
Assistant Secretary

By

*[Handwritten signature]*  
J. S. Leach  
VICE PRESIDENT

(Acknowledgments)

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

Personally appeared before me *[Handwritten signature]*, who being duly sworn, says that he saw the within named Alvin F. Batson sign, seal, and as his act and deed deliver the following instrument for the purpose therein mentioned, and that he with *[Handwritten signature]* witnessed the execution thereof.

*[Handwritten signature]*  
Witness  
*[Notary Seal]*  
Notary Public

Sworn to before me this 15th day of December, A. D. 1948.

My commission expires:

*[Handwritten text]*

Approved as to: Terms

G. E. Ware

Description

J. A. Winger

J. J. O'Keefe