

LEASE

H. W. HARRINGTON
P. O. BOX 2332
HOUSTON 1, TEXAS

Agreement dated the 4th day of March, 1949, by and between
Jeannette E. Ford.
Robert A. Ford, Executor of the Estate of R. L. Ford, deceased.

*R.A.F.
J.E.F.*

R.F.D. # 4. Greer, S.C.

(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 Greer, County of Greenville,
State of South Carolina, described as follows:

Beginning at a point on the north side of U.S. Highway No. 29
47 feet west of the northwest corner of the intersection of U.S.
Highway No. 29 and Forrest Street and running west along the north
side of U.S. Highway No. 29 for a distance of 100 feet to a point;
thence north 100 feet to a point on the south side of Reese
Street; thence along the south side of Reese Street in a south-
easterly direction 60 feet to a point; thence in a southeasterly
direction 88 feet to the point of beginning.

1-A. Lessor agrees to make or cause to be made, at his expense, the
following described additions to and changes in the physical structures
now on the demised premises, all to be done in a good workmanlike manner,
entirely satisfactory to lessee:

a) Construct lubrication and washing bays 22' deep x 32' Wide ad-
joining the present building on the West; front walls of bays
to be constructed of red brick matching the brick of which the present
service station building is constructed, the side and rear walls to be
constructed either of such brick or of concrete block. Roof line over
the bays to be level, with a false wall over front of bays extending to
and joining with the roof over the present building,

b) Install overhead doors in the washing and lubrication bays.

c) Install sufficient windows in service bays to admit adequate
daylight, and install six overhead lights in said bays.

1-B. In the event lessor should fail to perform or complete the obligations
as set forth in the preceding paragraph within 120 days after the delivery
by lessee to lessor of this lease duly signed and approved, lessor shall
have the right, at its option, either to terminate this lease on 30 days'
notice or perform or complete the said obligations at expense of the lessor
and apply accruing rentals for the purpose of reimbursing itself for the
principal expenditure plus 6% interest.

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 - 18' x 18' Brick Service Station Building with 18' x
22' Canopy with paved driveway under canopy - building
complete with men's and ladies' rest rooms.

F. T. CO. FILE NO.

(2)—Term. TO HAVE AND TO HOLD for the term of Six Years and 10 months 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.