

RETURN TO
H. F. HARRINGTON
P. O. BOX 2332
HOUSTON 1, TEXAS

10 A.M.
OCT 11 1952 22582

8 c 13.20
Form G-77B-5-48 30M
464 383

LEASE

RETURN TO BOOK
H. F. HARRINGTON
P. O. BOX 2332
HOUSTON 1, TEXAS

Agreement dated the 18th day of June 1952, by and between

James V. Robinson
P. O. Box 955, Greenville, South Carolina

(lessor) and THE TEXAS COMPANY, a Delaware corporation, having a place of business at Atlanta, Georgia
(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 a point on the northeast corner of the intersection of Earle Drive and Wade Hampton Boulevard, and running in an Easterly direction along the North side of Wade Hampton Boulevard, (Better known as Super Highway or U. S. Highway number 29) a distance of 127.1 feet (N. 52-26 E.) to a point; thence N. 37-34 W. a distance of 84 feet to an iron pin; thence in a westerly direction along a line parallel to Wade Hampton Boulevard a distance of 98.1 feet to an iron pin on the Eastern side of Earle Drive; thence in a Southerly direction along the eastern side of Earle Drive (S. 18-16 E.) a distance of 88.8 feet to an iron pin and being the point of beginning.

Being further described as follows:
Bounded on the North by property of R. D. Joner,
Bounded on the East by other property of R. D. Joner,
Bounded on the South by Wade Hampton Boulevard,
And bounded on the West by Earle Drive.

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:

One Texaco Type "EM" service station complete with canopy, three bays, two rest rooms, and concrete driveway.

(2)—Term. TO HAVE AND TO HOLD for the term of Ten (10) years,
from and after the First day of July

Nineteen Hundred Fifty-two (July 1st, 1952) 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.

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

\$275.00 per month payable monthly in advance; provided, however, that no rental shall accrue or become due until such time as the premises herein described shall have been delivered to lessee for conducting its business under 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.

F. I. CO. FILE NO. 28436