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Form G77A-6-52 3M

LEASE

Agreement dated the 18th day of February, 1954, by and between

J. H. SITTON

Box 1228, Greenville, S. C.

(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, near in the

City of Greenville, County of Greenville

State of South Carolina, described as follows:

Beginning at the southwesterly corner of the intersection of Woodside Avenue and Morgan Street and running N 77° 26' W along the southerly right-of-way line of Morgan Street a distance of 92.1 feet to a point; thence S 11° 51' W a distance of 60 feet to a point; thence N 77° 34' W a distance of 49 feet to a point; thence S 13° 29' W a distance of 60.1 feet to a point; thence S 77° 34' E a distance of 139.6 feet to the westerly right-of-way line of Woodside Avenue; thence N 13° 23' E along the westerly right-of-way line of Woodside Avenue a distance of 120 feet to point of beginning.

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.

(2)—Term. TO HAVE AND TO HOLD for the term of FIFTEEN (15) years, from and after the _____ day of _____, Nineteen Hundred _____ (_____, 19____)

from and after the date certain improvements hereinafter provided for are completed by lessor and accepted by lessee, which date shall be established in writing.

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

Two Hundred Ninety Dollars (\$290.00) per month, payable monthly in advance.



Provided, however, that no rental shall accrue or become due until such time as a suitable service station, according to lessee's plans and specifications, shall have been (a) constructed upon the demised premises by the lessor as hereinafter provided, and (b) completed, equipped and delivered to lessee for the transaction of lessee's business.

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 lessee, at its place of business as shown in this lease, 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.