

F. T. C. FILE NO.

LEASE

AGREEMENT dated the 11th day of October, 1936, by and between

D. H. Balloupe, Greenville, S. C. (Lessor) and THE TEXAS COMPANY, a corporation of Texas, having a place of business at Houston, Texas (Lessee) County of Greenville, State of South Carolina, described as follows:

Three lots on North side of West Coffee St. with frontage of 20 feet each, and a depth of 65 feet. Property adjacent to Barnwell property, being the second and third lots from Richardson St. and facing West Coffee St.

A termination notice in writing is required of said lease should lease be to be terminated at all termination of this lease, and should the said lease be terminated a like notice shall be given, and in each such notice shall be given by either party, the said lease shall have the right to re-enter and repossess said premises at the end of this lease, and if no such notice is given by either party this lease shall continue in force for a like period as set forth in this lease subject to all the covenants and conditions herein contained.

Lessee agrees to purchase said premises at a price of \$10,000.

(3) Term. TO HAVE AND TO HOLD for the term of 11 1/2 years from and after the date of this agreement...

(4) Insurance. Lessee shall maintain all fire insurance equipment...

(5) Rent. Lessee agrees to pay the following rent by said premises...

Lessee agrees that rent shall be payable in monthly installments...

and agrees that if any installment should be due and unpaid for 30 days after written notice of such default has been delivered to the Sales Manager of Lessee at this office...

(6) Covenants. Lessee agrees to maintain said premises and improvements in good repair during the term of this lease...

(7) Demolition of Property. Lessee will have the right at any time during the continuance of this lease or within thirty (30) days after its termination to sever and remove all fixtures, equipment and other property of Lessee...

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

Witness: M. H. Smith, D. H. Balloupe, National Oil Company (Lessee)

IN WITNESS WHEREOF Lessee and Lessee have hereunto subscribed their names the day and year last above written.

Witness: M. H. Smith, D. H. Balloupe, National Oil Company (Lessee)

STATE OF SOUTH CAROLINA, Greenville County of Greenville. I, Charles S. Bartholomew, Notary Public, do hereby certify that D. H. Balloupe, Assistant General Manager of the National Oil Company, whose name is signed to the foregoing lease, is a resident of the County of Greenville, State of South Carolina, and is duly qualified to execute the same...



Notary Public in and for Greenville County, S. C. My commission expires at the pleasure of the Governor Jan. 28, 1938

Approved as to Terms Description Form This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manager or Assistant Sales Manager by signature below.

Recorded JAN 15 1936 at 3:06 o'clock P. M.

Vertical text on the right margin: Lessee Right of Termination. Should lease for any reason other than those set forth in this lease be terminated or expiration of date hereby set forth herein be extended or renewed or otherwise the premises of this lease shall be returned to the lessor at the expiration of the term of this lease. The lessor agrees to accept the premises of this lease upon giving thirty (30) days written notice to the lessor in writing of such termination.