

LEASE

19..., by and between

T. T. Co., File No.

AGREEMENT dated the _____ day of _____

and THE TEXAS COMPANY, a corporation of Delaware, 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
 County of Greenville, State of South Carolina, described as follows:

(2) Term. TO HAVE AND TO HOLD for the term of _____ years from and after the _____

to termination by lessee at the end of the last year or any subsequent year upon thirty (30) days' written notice from lessee to lessor. Pd
 to termination by lessor at the end of the last year or any subsequent year upon thirty (30) days' written notice from lessor to lessee. In
 option may terminate this agreement at any time upon ten days' prior written notice in event of the cancellation or termination in any m
 gency agreement between _____, dated _____, or (c) any future agreement between the Lessee, as principal, and another, a
 behalf of the former or petroleum products or other commodities or items on the demised premises.

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

and agrees that, if any instalment thereof shall be due and unpaid for ten (10) days after written notice of such default has been delivered to lessor, lessor shall then have the right to terminate this lease on thirty (30) days' notice to lessee.

(4) Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of this lease and to paint same at expense of lessee. In the event of his failure to do so, lessee may, at his election either terminate the lease on thirty (30) days' notice to lessor, or make arrangements with lessor to apply accrued rentals for the purpose of reimbursing itself. If, during the time the premises are undergoing repairs, any interest with the intent securing during such period shall be abated.

(5) Removal of Property. Lessor shall have the right at any time during the continuance of this lease or within thirty (30) days after all fixtures, equipment and other property of lessor placed on or in said premises, by lessor during the term of this or any previous lease, or any

(6) Lessee's Right of Termination. Should the structure on said premises be damaged by fire or storm, or should lessor for any reason ceasing the business of distributing petroleum products on said premises, or should said business for any reason in lessor's judgment become unprofitable, lessor shall have the right to terminate this lease upon giving ninety (90) days' written notice.

(7) Damages for Detrimental Title. Lessor covenants that he is well sealed of and premises, has good right to lease the same, and warrants the same to be free from all liens, encumbrances or defects in title.

(8) Taxes and Encumbrances. Lessor agrees to pay all taxes, assessments and obligations which are or may become a lien on the demised premises and improvements as they become due. If lessor should fail to do so, lessee shall have the right to make such payment for the account of lessor, in which event it shall be subrogated to all the rights of the holder of such lien, and, in addition thereto shall have the right to apply accrued rentals in satisfaction of such obligations to lessor, in the event of a foreclosure of any such lien and the sale of said demised premises and improvements, shall have the right to lay in said premises and improvements for its own account.

(9) 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.

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

Witness:

(Lessor)

Witness:

Attest:

THE TEXAS COMPANY (Lessor)

By:

S. C. Stamps \$..... and cents.

U. S. Stamps \$..... and cents.

(Acknowledgment by Lessor)

STATE OF SOUTH CAROLINA.
County of Greenville.

Personally appeared before me,

(witness)

who being duly sworn says that he saw the within named _____ sign, seal and affix his mark to the foregoing instrument.

and that _____ he with _____ act and deed, deliver the foregoing instrument for the purpose therein mentioned.

(witness) witnessed the execution thereof.

Sworn to before me this _____ day of _____

A. D. 19____

(L.S.)

Notary Public in and for _____ County, S. C., or the state at large.

My commission expires at the pleasure of the Governor.

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.

Approved:

Recorded _____

19..... a.m.

o'clock.....

M.