

T. T. Co. File No. ....

LEASE

AGREEMENT dated the ..... day of ..... 19....., by and between

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:

Pages  
9 thru 52  
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TO HOLD for the term of ..... years from and after the  
day of ..... Nineteen Hundred Thirty..... (195.....) but subjec-  
the first year on any subsequent year upon thirty (30) days' written notice from lessee to lessor. Provided, however, that the Lessee, at its  
the time upon ten days' prior written notice in event of the cancellation or termination in any manner of (a) that certain commission as  
dated ..... 19.....  
in or in lieu thereof, on any future agreement between the lessee, as principal, and another, as agent, for the sale by the latter on  
of or other commodities at or from the demised premises.

The following rent for said premises:

shall be due and unpaid for ten (10) days after written notice of such default has been delivered to the Sales Manager of lessee at Hous-  
terminate this lease on thirty (30) days' notice to lessee,  
within said premises and improvements on said repairs during the term of this lease and to paint same as and when necessary in opinion  
in, lessee may, at its election either terminate this lease on thirty (30) days' notice to lessor, or make the necessary repairs, at the expense  
months for the purpose of such following shall. If, during the time the premises are undergoing repairs, the use thereof by lessee is materi-  
such period shall be abated.

all have the right at any time during the continuance of this lease or within thirty (30) days after its termination to sever and remove  
lessee placed on or in said premises by lessee during the term of this or any previous lease, or any extension or renewal thereof.  
Should the ownership in said premises be destroyed by fire or storm, or should lessee for any reason be prevented from establishing or  
maintaining production on said premises, or should said business for any reason in lessee's judgment become unduly burdensome, lessee may ter-  
minate this lease upon giving thirty (30) days' written notice, in which event the rental obligation shall be terminated to the date of such termination.

(7) - Damages by Tenant in Title. Lessor agrees that he is well seized of said premises, has good right to lease the same, and warrants and agrees to defend the title  
thereof, and to reimburse and hold lessee harmless from all damages and expenses which lessee may incur by reason of any restriction, encumbrance or defect in such 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. Lessee shall hold title to, and 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 existing rents in satisfaction of such obligations of lessee, in the event of a foreclosure of any  
such lien and the sale of said demised premises and improvements, shall have the right to buy 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: ..... THE TEXAS COMPANY (Lessee)

Attest: ..... 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 as ..... act and deed, deliver the foregoing instrument for the purpose therein mentioned. (witness) witnessed the execution thereof.  
and that ..... be with .....  
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 Session of the Governor.

Approved as Lessee: ..... 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: .....