

Lease
 Agreement dated the 23rd day of November 1926, in and between
 F. C. Stone Greenville South Carolina and the Texas Company
 (Lessor) (1) - Premises leased, Lessor hereby leased 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: known as no. 416 - Pendleton Street,
 beginning at the southeast corner of James Hopkins' lot
 on Pendleton Street and running eastwardly 200 feet, thence
 southwardly 100 feet to property of J. T. Arnold, thence
 westwardly 200 feet to Pendleton Street, thence northwardly
 100.5 feet along Pendleton Street to point of beginning &
 bounded on the North in property of Land to Skins East
 by property of J. T. Arnold and M. C. Clement, South
 by property of J. T. Arnold and on the west by Pendleton
 Street

(2) - Term: To have and to hold, for the term of ten years
 from and after the first day of January nineteen hundred
 twenty-seven (1927) but subject to termination by Lessee
 at the end of the first year or any subsequent year upon
 thirty (30) days written notice from Lessor to Lessee.

(3) - Rental: Lessee agrees to pay the business rent for
 said premises at the rate of one hundred dollars (\$100.00)
 per month, payable on or before the tenth of the month
 following the month during which the rental accrued.
 It is agreed and understood that the rental obligation
 hereunder shall apply only from the date the state is
 fully completed and ready for conducting the business
 contemplated, in addition to Lessee's rental accruing
 from effective date of lease agreement until the com-
 pleted station, premises and improvements is delivered
 to Lessee. I shall be stated and agree that if any
 installment thereof shall be due and unpaid for ten
 days after written notice of such default has been
 delivered to the Sales Manager of Lessee at Houston
 Texas, Lessor shall 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, in the event of his failure to do so, Lessee
 may at its election either terminate this lease on thirty
 (30) days notice to Lessor or make the necessary repairs
 at the expense of Lessor, and have the right to apply
 accruing rentals for the purpose of reimbursing
 itself. If during the time the premises are undergoing
 repairs, the use thereof by Lessee is materially
 interfered with, the rent accruing during such
 period shall be abated.

(5) - Removal of property: Lessee shall have the right
 at any time during the continuance of this lease