

State of South Carolina,  
County of Greenville.

This lease agreement made and entered into this the 12th, day of July, A.D. 1926, by and between C.B. Martin of Greenville, S.C., party of the first part, and Gulf Refining Company a corporation of the State of Texas, party of the second part;

W-I-T-N-E-S-S-E-T-H:

1. That the said party of the first part (hereinafter called Lessor) has this day rented and leased to the party of the second part (hereinafter called Lessee), the following described premises, to-wit:-

All that certain piece, parcel or lot of land situate, lying and being on the Southwest corner of the intersection of East Washington and Spring Streets, in the City of Greenville, State of South Carolina, and having, according to a plat thereof prepared by Dalton & Neves, Engineers, in July 1926, the following metes, bounds, courses and distances, to-wit:-

Beginning at a drill hole at the southwest corner of the intersection of East Washington and Spring Streets, and running thence with Spring Street, S. 22-42 W. 60.4 feet to an iron pipe; thence leaving said Street, N. 69-10 W. 50 feet to a drill hole; thence N. 22-42 E. 60.1 feet to a drill hole on the South side of East Washington Street; thence with said Street as the line, S. 69-30 E. 60 feet to the beginning corner.

A plat of said leased property is hereto attached and made a part hereof. Said leased premises shall include the above described real estate, together with all improvements and buildings thereon and all appurtenances thereto belonging.

2. It is agreed that said premises and property are now in good condition and repair, and for the purposes of this lease are so accepted. Lessee agrees that it will quit and deliver up said premises and said property at the expiration of this lease, in as good order and condition as when first received, natural wear and tear excepted.

3. Said premises are leased for the purpose of the sale and storage thereof, of gasoline, petroleum and petroleum products, and for the conduct of any other lawful business thereon.

4. The terms of this lease shall be for a period of five (5) years commencing on the 15th, day of August, A.D., 1926, and ending on the 14th, day of August, A.D., 1931, and the Lessee agrees to pay as rental therefor the sum of One hundred seventy-five (\$175.00) Dollars per month, to be paid promptly on the first day of each and every month during the term of this lease, in advance, to the Lessor at Greenville, S.C., or at such other place or to such other person, firm or corporation as the Lessor may hereafter designate in writing.

5. It is agreed that Lessor shall not terminate this lease for or on account of the failure of the Lessee, or its sub-lessees or assigns, to pay any monthly rental when due, or to comply with any other terms of this lease, without first giving to Lessee a written notice of its intention to so terminate or cancel this lease, not less than thirty days prior to such cancellation or termination. If, during the said thirty day period, the Lessee shall pay said rental installment or comply with the term or condition of the lease stated in said notice, then the right of the Lessor to cancel or terminate the lease for the cause mentioned in the notice shall cease and be of no effect.

6. It is further agreed that if by ordinance, law or regulation of the United States or the State of South Carolina, or any political subdivision of either of said governments, it shall become unlawful to sell and/or store gasoline, petroleum and/or its products on said premises, thereupon at the option of the Lessee, this lease may be immediately terminated, and all -

(Over)