Vol. 137.	Form I.	T		Vol. 137.	1. 9
AGREEMENT dated the 16th day of June J. G. MoAlister.	19.30, by and between	1		AGREEMENT dated the 2nd June 19 30, by and between	
Travelers Rest, S. C. and THE TEXAS COMPANY (Lessee): a corporation of delaware, having a place of Texas (1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the Ci County of Greenville State of South Carolina. described as foll Beginning at an iron pin and an iron pin and south of the Travelers Rest.	ows: S. C., Post Office		-	Greenville, South Carolina, and THE TEXAS COMPANY (Lessee): a corporation of Delaware, having a place of business at Houston Texas. (1)—Premises Leased, Lessor hereby leases 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: Beginning at an iron pin at the corner of Markley's Alley, and Main Street	
and running North 100 feet on the West side of Buncombe Road to a median feet to a point, thence South 100 feet, parallel with Buncombe I thence East 60 feet to the point of beginning. Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by property of Earle Benson and Property bounded on the North by Property of Earle Benson and Property bounded on the North Benson and Property benson and	i George Cole; on		-	Beginning at an iron pin at the corner of markedy a natural state and running West 145 feet to a point, thence South 46 feet to a point, thence East 145 feet to a point, thence north 46 feet to the point of beginning. Property bound on the South and West by property of John McClure, on the North by Markley Alley and on the East by Main Street.	
the West by the Greenville and Northern Railroad tracks, on the Souhouse and on the East by the Euncombe Road.	ith by E. Y. Hill-				
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(2)—Term. TO HAVE AND TO HOLD for the term of Two Years, first day of July Nineteen Hundred **TYPE** The termination by lessee at the end of the first year or any subsequent year upon thirty (30) days' written notice from less provided however that the Lessee, at its option may terminate				(2)—Term. TO HAVE AND TO HOLD for the term of	
time upon ten (10) days prior written notice in the event of t termination in any manner of that certain commission agency agency agency agency agency agency agency agency agency agreeme. (3)—Rental. Lessee agrees to pay the following rent for said premises: thereto or in lieu the	reement between nt supplementary reof.		 	manner of that certain commission agency agreement between the parties hereto dated June 2, 1930. or any agreement supplementary thereto or in lieu thereof. (3)—Rental. Lessee agrees to pay the following rent for said premises: A sum equal to one cent (1 cent) for each gallon of lessee's gasoline sold from	
A sum equal to one cent (1 cent) for each gallon of lessee's from said premises each month during the term hereof, payable on the month next following the month fro which payment is made.	- j	; }		said premises each month during the term hereof, payable monthly on the 10th day of each month next following the month for which payment is made.	
and agrees that, if any installment thereof shall be due and unpaid for ten (10) days after written notice of such default I lessee at Houston, Texas, 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 it so, lessee may, at its election either terminate the lease on thirty (30) days' notice to lessor, or make the necessary repairs, to apply accruing rentals for the purpose of reimbursing itself. If, during the time the premises are undergoing repairs, to apply accruing rentals for the purpose of reimbursing itself. If, during the time the premises are undergoing repairs, (5)—Removal of Property. Lessee shall have the right at any time during the continuance of this lease or with sever and remove all fixtures, equipment and other property of lessee placed on or in said premises by lessee during the extension or renewal thereof. (6)—Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or shou establishing or continuing the business of distributing petroleum products on said premises, or should said business for unduly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the ren of such termination.	Id lessee for any reason be prevented from rany reason in lessee's judgment become tal obligation shall be prorated to the date	}. } }.		and agrees that, if any installment thereof 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 Houston, Texas, 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. In the event of his failure to do so, lessee may, at its election either terminate the 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 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 or within thirty (30) days after its termination to sever and remove all fixtures, equipment and other property of lessee placed on or in said premises by lessee during the term of this or any previous lease, or any extension or renewal thereof. (6)—Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or should lessee for any reason be prevented from establishing or continuing the business of distributing petroleum products on said premises, or should said business for any reason in lessee's judgment become unduly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the rental obligation shall be provated to the odde of such termination. (7)—Damages for Defect in Title. Lessor covenants that he is well seized of said premises, which lesse he same, and warrants and agrees to defend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses which lessee may suffer by reason of any restriction, encumbrance	
(7)—Damages for Defect in Title. Lessor covenants that he is well selzed of said premises, has good right to lease fend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses which lessee may suffer or defect in such title. (8)—Taxes and Encumbrances. Lessor argees to pay all taxes, assessments and obligations which are or may be improvements as they become due. If lessor should fail to do so, lessee shall have the right either to make such paymer it shall be subrogated to all the rights of the holder of such lien, and in addition thereto shall have the right to apply acc tions; or lessee, in the event of a foreclosure of any such lien and the sale of said demised premises and improvements, sl 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 he assigns.	teome a lien on the demised premises and at for the account of lessor, in which event ruing rentals in satisfaction of such obligatall have the right to buy in said premises			fend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses which lessee may suffer by reason of any restriction, enclimorance or defect in such title. (8)—Taxes and Encumbrances. Lessor argees 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 either 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 accruing rentals in satisfaction of such obligations; or 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 w Witness: S. L. Styles. Witness: G. A. League . J. G. McAlister THE TEXAS COME Attest: By W. TE, Leach	(Lessor)			IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written. Witness: S. L. Styles W. L. Simpson (Lessor) THE TEXAS COMPANY (Lessee) By W. E. Leach.	
(Acknowledgment by Lessor) STATE OF SOUTH CAROLINA, } County of Greenville. Personally appeared before me				(Acknowledgment by Lessor) STATE OF SOUTH CAROLINA,) County of Greenville. Personally appeared before me	
and made oath thathe saw the within named				and made oath that he saw the within named. W. L. Simpson, and sign, seal and as his act and deed, deliver by within written witnessed the execution thereof. Sworn to before me this 2nd	
S. M. Gifferd: S. L. Styles Wy commission expires Pleasure of the Governor Approved as to: Terms P. Pleasure of the Governor This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manage below. Approved:	F. T. Buam r or Assistant Sales Manager by signature	•		My commission expires at Governor leasure & Harton Form F. T. Beam Approved as to: Terms. 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 September 10th 192 30 , at 2:35 o'clock P. M.				Recorded Suptember 10th 192 30, at 2:35 o'clock P. M.	