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,	Vol. 137.		WALEER, EYARI & COCUMELL CO., CHARLE	Form I.
	LEASE AGREEMENT dated the 23 day of September by	and between	AGREEMENT dated the 28th day of August 10 30 h	
	AGREEMENT dated the day of September 4, G. DeShields,		J. D. Meatherly.	y and between
	Greer, S. C. R. F. D.		Travelers Rest, S. C. R. F. D	ton Tayor.
	BOUS LONg Premises Leason hereby leases unto lessee a tract of land, with the improvements thereon, in the City of mineral and the City of	······································	and THE TEXAS COMPANY (Lessee): a corporation of Delaware, having a place of business at House (1)—Premises Lesser hereby lesses unto lessee a tract of land, with the improvements thereon, in the City of Travelers Re	at, R.P.
		1 1	County of	
<u> </u>	Beginning on the Northeast corner of the intersection of State Highway #101 and the Pennett Road and running East, along the north side of Pennett Road,		Beginning at an iron pin one-fourth mile North from the intersect	ion of the
#	#101 and the Wennett Road and running East, along the term west 150 feet to a 150 feet to a point, thence West 150 feet to a	}	Tigerville and Sandy Flat Roads and running North 100 feet to a point along the east	
	the thomas couth 160 feet to the point of beginning.		the Tigerville Road, thence East 100 feet to a point, thence South 100 feet to a point west 100 feet to the point of beginning.	t, thence_
: '	Property bound on the East and North by the property of M. G. Deshields,	··	Property bound on the North, East and South by the property of J.	D.
	bound on the South by the Pennett Road and on the West by State Highway #101.	j	Heatherly and on the West by the Tigerville Road.	
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	(2)—Term. TO HAVE AND TO HOLD for the term of Five years from	and after the	(2)—Term. TO HAVE AND TO HOLD for the term of Five	and after the
	22nd day of September Nineteen Hundred **XXX thirty (Sept. 22, (192.30) to termination by lessee at the end of the first year or any subsequent year upon thirty (30) days' written notice from lessee to lessor. provided,) but subject	20th day of August Nineteen Hundred **** thirty (Aug. 20, (192 30) to termination by lessee at the end of the first year or any subsequent year upon thirty (30) days' written notice from lessee to lessor. provided) but subject however
h h			that the lEssee, at its option may terminate this agreement any time upon ten (10) da	ys prior
	lowever that the lessee, at its potton may total and the cancellation or termination in any 10) days prior written notice in the event of the cancellation or termination in any manner of that certain Commission Agency Agreement between the parties hereto dated Bept.	.	written notice in the event of the cancellation or termination in any manner of that	
.m.	anner of that certain commission agency agreement someth one partial partial commission agency agreement supplementary thereto or in lieu thereof.	· · · · · · · · · · · · · · · · · · ·	commission agency agreement between the parties hereto dated August 20, 1930, or any supplementary thereto or in lieu thereof.	agreement-
	(3)—Rental. Lessee agrees to pay the following rent for said premises:	· · · · · · · · · · · · · · · · · · ·	(3)—Rental. Lessee agrees to pay the following rent for said premises:	
	to any tend to appropriate for wear relief of lessee's gasoline sold from	1 }	A sum equal to one-cent (16) for each gallon of lessee's gasoline sold	from
	aid premises each month during the term hereof, payable on the 10th day of each month text following the month for which payment is made.	[]	said premises each month during the term hereof, payable on the 10th day of each mont	
ne ne	lext following the month ibr which payment is made.		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 has been delivered to the Sale	s Manager of
	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 lesse 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 i	Manager of	lessee at Houston, Texas, lessor shall then have the right to terminate this lease on thirty (30) days notice to lessee.	fallers to do
i ·	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 he to apply accruing rentals for the purpose of reimbursing itself. If, during the time the premises are undergoing repairs, the use thereof by lessee i interfered with, the rent accruing during such period shall be abated.	ave the right is materially	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 reimbursing itself. It, 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 or within thirty (30) days after its ter 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 leaves.	rmination to	(4)—Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of this lease. In the event of his 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 to apply accruing rentals for the purpose of reimbursing itself. If, during the time the premises are undergoing repairs, the use thereof by lessee interfered with, the rent accruing during such period shall be abatted. (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 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	ermination to lease, or any
	extension or renewal thereof	1 11	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 prestablishing or continuing the business of distributing petroleum products on said premises, or should said business for any reason in lessee's judg unduly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the rental obligation shall be prorate	evented from
	(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 pre establishing or continuing the business of distributing petroleum products on said premises, or should said business for any reason in lessee's judgm unduly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the rental obligation shall be prorated	nent become I to the date	establishing or continuing the business of distributing petroleum promets on said promes, of should said business of the contributing petroleum promets on said promes, of should said business of sho	d to the date
	of such termination. (7)—Damages for Defect in Title. Lessor covenants that he is well seized of said premises, has good right to lease the same, and warrants and a 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, e	grees to de-	(7)—Damages for Defect in Title. Lessor covenants that he is well seized of said premises, has good right to lease the same, and warrants and 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,	agrees to de- encumbrance
	on defeat in each title	1 11	or detect in such title. (8)—Taxes and Encumbrances. Lessor argees to pay all taxes, assessments and obligations which are or may become a lieu on the demised	premises and which event
	(8)—Taxes and Encumbrances. Lessor argees to pay all taxes, assessments and obligations which are or may become a lien on the demised p improvements as they become due. It lessor should fail to do so, lessee shall have the right either to make such payment for the account of lessor, in 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 tions; or lessee, in the event of a foreelosure of any such lien and the sale of said demised premises and improvements, shall have the right to buy in satisfaction.	which event such obliga-	improvements as they become due. If lessor should tail to do so, lessee shall have the right either to make such payment for the state of the holder of such lien, and in addition thereto shall have the right to apply accruing rentals in satisfaction of tions; or lessee, in the event of a forcelosure of any such lien and the sale of said demised premises and improvements, shall have the right to buy in	such obliga- 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 successions.	λ	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 assigns.	successors or
	assigns.		assigns.	
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	IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written.		IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written.	
	···· S. I. Styles.	II V	Witness: S. L. Styles. J. D. Heatherly Seal	(Lessor)
	THE TEXAS COMPANY (Lessee)	(Lessor)	Witness: R. H. HATTE: THE TEXAS COMPANY (Lessee) W. E. Leach.	√ —=: □= ▼ #
	Attest: X By W. E. Leach.		Attest: X By By	
	(Acknowledgment by Lessor)		(Acknowledgment by Lessor)	
	STATE OF SOUTH CAROLINA,	11 1	STATE OF SOUTH CAROLINA,)	
	County of Greenville, Personally appeared before meS. L. Styles.		County of Greenville.) Personally appeared before me	
	M. O. DoChioldo		and made eath thathe saw the within named	, and
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OTA	07-4	ion thereor.	28th day of \	
1	September 15 m 30 (I K	August A.D. 192 30 S. L. Styles,	no 04 4ho /
· VORA	The State at large. My commission expires		The Chatte of Lorge My commission expires pleasu	
	F. M. Gifford, S. L. Styles. F. M. Gifford, F. M. Gifford, Tleasure of the Governor. Approved as to: Terms. F. B. Horton Description F. E. Horton This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manager or Assistant Sales Manager by the Company of t	by signature	Approved as to: Terms P. F. HOLLON Description and until approved in writing by its Sales Manager or Assistant Sales Manager 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:		below. Approved:	
	X			
	Recorded November 24th 192 30; at 8:30 o'clock A. M.		Recorded November 24th 192 30, at 8:30 o'clock A. M.	
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END OF DOC.