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	AGREEMENT dated the 19th day of August  E. M. Locke Greenville, S.C., RFD. No. 3.  and THE TEXAS COMPANY (Lessee): a corporation of Delaware, having a pla (1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the Improvements thereon, County of Greenville State of S. C.  Beginning at an iron pin on the Buncombe Road, U. S. H miles North of the Greenville County, S. C., Courthouse and runn east side of the Buncombe Road, 100 feet to a point, thence East thence South 100 feet to a point, thence West 100 feet to the po Property is bound on the East and South by property of North by Franklin Road and on the West by Buncombe Road.	ighway, No. 25, four (4) ing North, along the 100 feet to a point, int of beginning.		AGREEMENT dated the 29th August 19.31 by and between J. A. Beling.  Greenville, S. C. EPD and THE TEXAS COMPANY (Lessee): a corporation of Delaware, having a place of business at Houston, Texas (1)—Tremises Leased, Lesser hereby leases unto lessee a tract of land, with the improvements thereon, in the City of Greenville R.F.D.  County of Greenville, State of S. C. Court House on the Paris Mountain Road and running Northeast along the east side of the road 100 feet to the intersection of the Paris Mountain Road and a cross country road which connects the Paris Mountain Road and U. S. Highway No. 29, Thence Southeast 100 feet to a point, running along the west side of the cross country road, thence Southwest 100 feet to a point, thence Northwest 100 feet to the point of beginning.  Property bound on the North west by the Paris Mountain Road, on the Northeast by the cross country road and on the Southeast and Southwest by the property of J. A. Beling.	<b>9</b> •
h c a L	(2)—Term. TO HAVE AND TO HOLD for the term of	at any time upon ten days any manner of that certain ated Aug. 21, 1931, or the aforesaid E. M.		(2)—Term. TO HAVE AND TO HOLD for the term of	
	and agrees that, if any installment thereof shall be due and unpaid for ten (10) days after written notice of such lessee at Houston, Texas, lessor shall then have the right to terminate this lease on thirty (30) days' notice to It (4)—Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the so, lessee may, at its election either terminate the lease on thirty (30) days' notice to lessor, or make the necessar to apply accruing rentals for the purpose of reimbursing itself. If, during the time the premises are undergo 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 leas sever and remove all fixtures, equipment and other property of lessee placed on or in said premises by lessee detension or renewal thereof.  (6)—Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storn establishing or continuing the business of distributing petroleum products on said premises, or should said bundly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice, in which eve of such termination.  (7)—Damages for Defect in Title. Lessor covenants that he is well seized of said premises, has good right fend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses which lessee nor defect in such title.  (8)—Taxes and Encumbrances. Lessor argees to pay all taxes, assessments and obligations which are emprovements as they become due. If lessor should fail to do so, lessee shall have the right cither to make sure it shall be subrogated to all the rights of the holder of such lien, and in addition thereto shall have the right to tions; or lessee, in the event of a foreclosure of any such lien and the sale of said demised 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 assigns.	, or should lessee for any reason be prevented from siness for any reason in lessee's judgment become it the rental obligation shall be prorated to the date it to lease the same, and warrants and agrees to deay suffer by reason of any restriction, encumbrance r may become a lien on the demised premises and h payment for the account of lessor, in which event apply accruing rentals in satisfaction of such obligaments, shall have the right to buy in said premises		and agrees that, if any installment thereof shall be due and unpaid for ten (10) days after written notice of such defapit has been delivered to the Sales Manager of the lessee at Houston, Texas, lessor shall then have the right to terminate this lease on thirty (30) days' notice to lessee (and to pain same as all whall (4)—Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of this lease. An 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 accraining 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 accraining 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 prorated 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 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, encum	n necessary n opinion o
(o, 57) M	IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first witness:  R. L. Harris  Witness:  G. A. League  (Acknowledgment by Lessor)  STATE OF SOUTH CAROLINA,  County of Greenville.  Personally appeared before me.  and made oath that he saw the within named.  Sign, seal and as his act and deed, deliver the within written.  Sworn to before me this.  19th day of  August  A. D. 19231  F. M. Gifford.  Commission expires CR. Subscribes and until approved in writing by its Sale below.  Recorded.  November 5th 19231, at 8:00 o'clock. A. M.	Locke (SEAL) (Company (Lessor) (Der.  Int		IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written.  Witness: S. L. Styles.  Witness: R. L. Harris.  J. A. Boling. (SEAL)  Witness: R. L. Harris.  THE TEXAS COMPANY (Lessee)  E. E. Dattmer.  (Acknowledgment by Lessor)  STATE OF SOUTH CAROLINA,  County of Greenville.  Personally appeared before me.  S. L. Styles.  and made oath that he saw the within named. J. A. Boling,  ign, seal and as his sea the within named. J. A. Boling.  witnessed the execution thereof.  Sworn to before me this. 25th. day of August.  A. D. 192 31  Approved as to: Terms. Company Public for Fourth State at Large.  Approved as to: Terms. Company Public for Fourth State at Large.  Approved as to: Terms. Company Public for Fourth State and Large.  Approved as to: Terms. Company Public for Fourth State and Large.  Approved as to: Terms. Company Public for Fourth State and Large.  Approved as to: Terms. Company Public for Fourth State and Large.  Approved as to: Terms. Company Public for Fourth State and Large.  Approved as to: Terms. Company Public for Fourth State and Large.  Approved as to: Terms. Company Public for Fourth State and Large.  Approved as to: Terms. Company Public for Fourth State and Large.  Approved as to: Terms. Company Public for Fourth State and Large.  Approved as to: Terms. Company Public for Fourth State and Unit! Approved in writing by its Sales Manager or Assistant Sales Manager by signature.  Approved.  Recorded. November 5th. 192 31, at 8:00. o'clock A. M.	
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