	Form 1.	V-I 127		1.
Voi. 137.	WALEER, EVANE & COLUMNIC CO., CHARLESTON, 8. C. S3129	Vol. 137.	Form 1.	
LEASE AGREEMENT dated the 7th October W. P. Cantrell	1951 by and between	AGREEMENT dated the 20th November	19.31, by and between	. 1
Tigarville, S. C. R. F.D.	husiness_at_Heusten	Mr. H. E. Watson,	***************************************	i : !
and THE TEXAS COMPANY (Lessee): a Corporation of Delaware, having a practical of the company (1)—Premises Leased. Lesser hereby leases unto lessee a tract of land, with the improvements thereon, in the City of Creenville State of S. C. described as follows:	Tigerville, R.F.D	and THE TEXAS COMPANY (Lessee): a corporation of Pelaware, hav	ing a place of business at Houston Texas.	1
(1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the County of Greenville State of S. C. described as followed as followed by the country of Greenville State of Greenvill	ows:	(1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improved	ments thereon, in the City of Fork Sheals (Fountain Inn, S	, R
only comments and the life	niette Reed and	Peginning at an iron pin on the Fork Sheals	Road 800 feet west of the Energe River	!
Beginning on the Southwest corner of the intersection of the Ma U.S. Highway #25, and running, South, along the west side of U.S. High	way #25, 75 feet	Bridge and running West, along the north side of the	Fork Sheals Road, 100 feet to a point,	}
U.S. Highway #25, and running, South, along the west size to a peint, thence West 75 feet to a peint, thence West 75 feet to a peint, thence North 75 feet to a peint,	eint, thence	thence North 40 feet to a point, thence East 100 feet the point of beginning.	t to a point, thence South 40 1000 00	İ
		Property bound on the West by preparty of Mr	s. Emma Sims, on the North by preperty	į
Preparty bound on the East by U. S. Highesy #25, on the South a	nd West by preparty	of H. E. Watson, on the East by property of the Virg		İ
of W. P. Cantrell and on the North by the Marietta Road.		Fork Sheals Road.	ļ ·	!
				i
	"	· ·	T. T. Co. File No. 11344 A	
	<u> </u>			
T. T. Ce. File Ne. 11251 A				:
	·	- -	. 🚶	
		**		
(2)—Term. TO HAVE AND TO HOLD for the term of Five	years from and after the	(2)_Term TO HAVE AND TO HOVE A HOLD AND		
twenty-first day of August Nineteen Hundred Axxx thirty one [.	Aug. 21. (19231) but subject	(2)—Term. TO HAVE AND TO HOLD for the term of twenty-tb.1re	thirty one (Sept. 23, (19231) but subject	
herever, that the lessee at its eption may terminate this agreement at a	any manner of that	to termination by lessee at the end of the first year or any subsequent year upon thirty (30) days' that the lessee at its eptien may terminate this agree	sement at any time upon ten days prier	
- I assisted a second and a manager a manager of the appropriate the contract of the contract	ATT #800# VaPena	written netice in event of the cancellation or terminocommission agency agreement between The Texas Company	nation in any mannor of that cortain	
21, 1931, er any agreement supplementary thereto er in lieu thereof, eitigeresaid W. P. Cantrell er any other commission agent the lessee might	appeint.	1931, er any agreement supplementary therete or in 1:	iou thereof either with the aforesaid,	
(3)—Rental. Lessee agrees to pay the following rent for said premises:		H. R. Watsen er any other commission agent the lessee (3)—Rental. Lessee agrees to pay the following rent for said premises:	might appoint.	
A sum equal to one-cent (1¢) for each gallen of lessee's gase	eline seld from	A sum equal to one-cent (le) for each gall	lon of lessee's gasoline sold from	
said premises each month during the term hereof, payable on the 10th day	of each month	said premises each menth during the term here of, pays		
next following the month for which payment is made.		next fellowing the menth for which paymentis made.		11
		-		
and agrees that, if any installment thereof shall be due and unpaid for ten (10) days after written notice of such default lessee at Houston, Texas, lessor shall then have the right to terminate this lease on thirty (30) days' notice to lessee, and (4)—Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of t 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 repair 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 with sever and remove all fixtures, equipment and other property of lessee placed on or in said premises by lessee during the certainsing or repairs.	is been delivered to the Sales Manager of to to point some an one when he cessor, his lease, In the event of his failure to do in the months.	and agrees that, if any installment thereof shall be due and unpaid for ten (10) days after written lessee at Houston, Texas, lessor shall then have the right to terminate this lease on thirty (30) day (4)—Maintenance. Lessor agrees to maintain said premises and improvements in good repaso, lessee may, at its election either terminate the lease on thirty (30) days' notice to lessor, or mak to apply accruing rentals for the purpose of reimbursing itself. If, during the time the premises	notice of such default has been delivered to the Sales Manager, of yes notice to lessee and the pasint same as and whan ned	905
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 fiself. If, during the time the premises are undergoing repairs interfered with the rent accruing during such period shall be abated.	at the expense of lessor, and have the right rs, the use thereof by lessee is materially	so, lessee may, at its election either terminate the lease on thirty (30) days' notice to lessor, or mak to apply accruing rentals for the purpose of reimbursing itself. If, during the time the premises	te the necessary repairs, at the expense of lesser, and have the right lesse)	1 4
(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	in thirty (30) days after its termination to term of this or any previous lease, or any	(5)—Removed of Property. Lessee shall have the right at any time during the continuant sever and remove all fixtures, equipment and other property of lessee placed on or in said premise	ce of this lease or within thirty (30) days after its termination to	
(6).—Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or shot establishing or continuing the business of distributing petroleum products on said premises, or should said business for	ld lessee for any reason be prevented from r any reason in lessee's judgment become	extension or renewal thereof. (6).—Lessee's Right of Termination. Should the structure on said premises be destroyed by establishing or continuing the business of distributing petroleum products on said premises, or so unduly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice,	I 1 1	
unduly burdensome, lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the rer of such termination. (7)—Damages for Defect in Title. Lessor covenants that he is well seized 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	ital obligation shall be prorated to the date	l of such termination.	I • 1	
I on defect in such title		(7)—Damages for Defect in Title. Lessor covenants that he is well seized of said premises, fend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses we or defect in such title. Takes and Englishment Lessor argues to pay all takes assessments and obligation.		
(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 of the to make such payme 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 forcelosure of any such lien and the sale of said demised premises and improvements, s	nt for the account of lessor, in which event ruing rentals in satisfaction of such obliga- hall layer the right to have in each permises	(8)—Taxes and Encumbrances. Lessor argees to pay all taxes, assessments and obligation improvements as they become due. If lessor should fail to do so, lessee shall have the right eithe it shall be subrogated to all the rights of the holder of such lien, and in addition thereto shall have tions; or lessee, in the event of a foreclosure of any such lien and the sale of said demised premise	e the right to apply accruing rentals in satisfaction of such obliga-	
and improvements for its own account. (9)—Successors and Assiens. This agreement shall be binding upon and shall inure to the benefit of the parties he	• • • • • • • • • • • • • • • • • • •	and improvements for its own account. (9)—Successors and Assigns. This agreement shall be binding upon and shall inure to the l	I ! 1	
assigns.		assigns.		
				
IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above w	ritten.	IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day :	and year first above written.	
Witness: D. N. Johnson, Jr. Witness: R. L. Harris. W. P. Cantrell,	(SEAL) (Lessor)	Witness: J. C. Seutherlin, Witness: Lewis Williams. H.	E. Watsen (SEAL) (Lessor)	
Attest: X By THE TEXAS COMI	'ANY (Lessee)	Atiest: X	THE TEXAS COMPANY (Lessee) E. E. Dattner	
(Acknowledgment by Lessor)				
STATE OF SOUTH CAROLINA,		(Acknowledgment by Lessor) STATE OF SOUTH CAROLINA,)	·	
County of Greenville. Personally appeared before me D. N. Johnson, Jr. (witness) who being suly swe	orn says that	County of Greenville. J. C. Seutherlin, (witness) whe 1	being duly swern says that he saw the	
YXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		Personally appeared before me	sign, seel and as his act and deed	
	witnessed the execution thereof.	Age, XMANGER DUPLESS therein mentioned and that he with Law Sworn to clore me this. 28th day of	the feregoing instrument for the, set is Williams witnessed the execution thereof.	
Sworn to before me this 7 day of October A. D., 1931	· {	Nevenber A. D., 19251	(MIONAD2)	
F. M. Gifford (I. S.) D. N. Jehnsen, Jr Notary Public EMERICANNEX In and for Greenville County, S. C.	en the state	F. M. Gifferd. (L.'s)	J. C. Seutherlin	
F. M. Gifford (I.S.) Notary Public EXECUTED In and for Greenville County, S.C. Approved as to: Terms. Approved as to: Terms. By the State of the Geyerner. This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manage	B. E. Dewdy	R. M. Gifferd. (L. S.) Notary Public of Carte and in and for Greenville Approved as to: Lernis C. B. Berryth. Approved to the constant of The TEXAS COMPANY unless and until approved in writing	Form Large Manager or Assistant Sales Manager by signature	
below. Approved:	Sales and and and and and and and and and and	This agreement not binding on THE TEXAS COMPANY unless and until approved in writer below. Approv		
X			<u>x</u>	
Recorded January 14th 192 32, at 2:30 o'clock P.M.		Recorded Junuary 14th 19232, at 2:30 o'clock P.	£м.	
				Ц

END OF Dec

END OF DOC.