

of the term of this lease and notice thereof shall be deemed sufficient if given in the manner hereinafter provided.
(b) If at any time during the term of this lease or any extension or renewal thereof, lessor shall receive a bona fide offer to lease the demised premises for a term to begin subsequent to the present demised term or any extension or renewal thereof, and lessor desires to accept such offer, lessor shall immediately submit to lessee a written copy of such proposed lease with a full disclosure of all terms and provisions thereof and lessee shall have thirty (30) days after receipt thereof in which to elect to lease said premises upon the same terms and provisions contained in such offer.

(c) In the event lessee is granted an option to extend under the provisions of paragraph (12) (a), it is agreed that if lessee does not in any instance elect to lease said premises in accordance with the provisions of paragraph (12) (b), such failure shall in no way limit or affect lessee's right and option to extend this lease as provided in paragraph (12) (a).

(13)—Holdover. If at the expiration or termination of this lease or any extension thereof, lessee shall hold over for any reason, the tenancy of lessee thereafter shall be from month to month only and be subject to all the other terms and conditions of this lease, in the absence of a written agreement to the contrary.

(14)—Assignment and Sub-letting. Lessor consents that lessee may assign or sub-let the premises, provided that lessee shall remain liable to lessor for the performance of all the terms hereof.

(15)—Notice. Notices from lessee to lessor shall be sufficient if delivered to lessor, or if by telegram, or if placed in the United States mails addressed to the lessor at the address shown in this lease. Notices from lessor to lessee shall be sufficient if posted in the United States mails, postage prepaid, addressed to the lessee's principal place of business as shown in this lease.

(16)—Change in Ownership. No change in ownership, assignment of this lease or assignment of rentals hereunder shall be binding upon lessee unless and until lessee has been furnished either the original instrument evidencing such transfer or assignment, or a true copy thereof.

(17)—Successors and Assigns. This agreement shall be binding upon and shall enure to the benefit of the parties hereto and their respective successors or assigns.

(18)—Entirety of Agreement. No prior stipulation, agreement or understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in the provisions of this lease.

(19)—Approval and Signing by Lessee. This agreement, whatever the circumstances, shall not be binding on the lessee unless and until approved and signed in its behalf by an Executive Officer, or the following employees of the Domestic Sales Department: General Manager, Assistant General Managers, Manager Dealer Sales, Assistants to Management, Manager Real Estate Division, Territorial Manager, or Division Manager.

IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written.

James W. Hicks (Seal)

_____ (Seal)

Witness: W. J. Page

Witness: A. K. Hicks

_____ (Seal)
_____ (Lessor)

Attest: E. E. Guffin By C. N. Brooks
THE TEXAS COMPANY (Lessee)

Approved as to: Terms P. W. Moreland Description W. J. Page Form Reger
C. N. BROOKS
Manager, Southern Territory
Sales Department

(For Acknowledgments see page 4)

(Acknowledgments)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Personally appeared before me W. J. Page, who being duly sworn, says that he saw the within named James W. Hicks sign, seal and as his act and deed, deliver the foregoing instrument for the purpose therein mentioned, and that he with A. K. Hicks witnessed the execution thereof.

Sworn to before me this 3rd day of November A.D., 1953

W. J. Page
Witness

My commission expires at the pleasure of the Governor.

B. B. Beal
Notary Public in and for the State of South Carolina

Recorded August 20th, 1954 at 10:00 A.M. #18781

11 P. M. HOL