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BOOK 802 PAGE 273
FORM 672b 11-62-10M

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6th

LEASE

Agreement dated the 17th day of June, 1966, by and between
Clyde L. Miller, Trustee, c/o Dealers Supply Company

P. O. Box 5025, Station B, Greenville, South Carolina

(lessor) and TEXACO INC., a Delaware corporation, having a place of business at 864 West Peachtree
Street, N. W., Atlanta, Georgia (lessee).

(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:

All that piece, parcel or lot of land in Greenville township, Greenville
County, State of South Carolina, in the City of Greenville, having accor-
ding to a plat of the property of R. M. Caine and H. C. Beattle, plat
made by Dalton & Neves, Engineers in August 1949 and according to a plat
by Dalton & Neves, Engineers, in May 1931, which latter plat is recorded
in the R.M.C. Office for Greenville County in Plat Book K, pages 98 and
99, the following notes and bounds, to-wit;
Beginning at an iron pin at the intersection of the Eastern Side of
Cleveland Street with the Northern Side of University Ridge and running
thence along the Northern Side of University Ridge (N. 86 - 44E) 101
feet to an iron pin; thence (N. 11 - 23 W) 97 feet more or less to an
iron pin in the property now or formally belonging to C. B. Martin;
thence along the line of the property now or formally of C. B. Martin
(S. 82 - 00W) 100 feet to an iron pin on the Eastern Side of Cleveland
Street; thence along the Eastern Side of Cleveland Street (S. 11 - 23E)
89.2 feet to an iron pin at the point of Beginning.

Together with all appurtenances thereto and all right, title and interest of lessor in and to any and all roads, streets
and ways bounding the said premises;

Together with the buildings, improvements, fixtures, equipment and facilities of the lessor now located on said
premises as follows:

One (1) Type EM - 2-bay, no canopy, masonry service station

(2)—Term. TO HAVE AND TO HOLD for the term of Ten, (10) years,
from and after the date certain improvements, mentioned herein, are completed
by Lessor and accepted by Lessee, which date shall be
established in writing.

(3)—Rental. Lessee agrees to pay the following rent for said premises:—

Three Hundred Seventy Five Dollars (\$375.00) per month,
payable monthly in advance from the effective date of this lease, as
provided for in Clause (2) above, for a period of 60 months then Four
Hundred Dollars (\$400.00) per month, payable monthly in advance for
the balance of the Term of this lease but not including any option
periods which are provided for in Clause (11) of this lease.

Lessee agrees that rental shall be payable in monthly installments and 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 Division Sales Manager of the
lessee, at its place of business as shown in this lease, lessor shall then have the right to terminate this lease on thirty (30)
days' written notice to lessee.

Lessee, at its option, may apply at any time such rental or any installment thereof to the payment of any indebted-
ness due or to become due from lessor to lessee. Such application shall be deemed payment of such rental.

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