

Lease

Agreement dated the 14th day of July 1926, by and between W. E. Rush and L. A. Turner, Greenville, South Carolina and The Texas Company (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:

Lot of land located on the Southeast corner of a 11-foot alley and River Street, fronting 9.5 feet on River Street, running in an Easterly direction along said 11-foot alley 50 feet thence South 94 feet thence West 50 feet to River Street, forming a rectangle. Said lot situated one block Northeast of 2nd. Presbyterian Church, and is bound on the north by 11 foot alley, (immediately across such alley being located McKeehan's Dry Cleaners, Inc.) on the East by property of W. E. Rush and L. A. Turner and the South by property of L. A. Fraser and on the west by River Street.

(2) Term To Have and to Hold for the term of five years from and after the first day of August Nineteen Hundred Twenty-six (1926) but subject 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.

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

at the rate of one Hundred Dollars (\$100.00) per month, payable on or before the tenth of the month following the month during which the rental accrues. It is agreed and understood that the rental obligation hereunder shall apply only from the date the station, fully completed and ready for conducting the business contemplated, is delivered to lessee; rentals accruing from effective date of lease agreement until the completed station, premises and improvements, is delivered to lessee, shall be abated 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 manager of lessee at Houston, Texas lessor shall then have the right to terminate this lease on