

Other property of lease placed on or in said premises by lessor during the term of this or any previous lease, or any extension or renewal thereof.

(6) Lessor's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or should lessor 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 lessor's judgment become unduly burdensome, lessor 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 lessor harmless from all damages and expenses which lessor may suffer by reason of any restriction, encumbrance or defect in such title.

(8) Taxes and Incumbrances. Lessor agrees to pay all taxes, assessments and obligations which are or may become a lien on the demised premises and improvements as they become due. If lessor should fail to do so, lessor shall have the right either to make such payment for the account of lessor, in which event it shall be subrogated to all the rights of the holder of such lien and in addition thereto shall have the right to apply accruing rentals in satisfaction of such obligations; or lessor, in the event of a foreclosure of any such lien and the sale of said demised premises and improvements, shall have the right to buy in said 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 parties hereto and to their respective successors or assigns.

In Witness Whereof Lessor and Lessee have hereunto subscribed their names the day and year first above written.

Witness: S. L. Styles

Witness: T. G. Jones

attest:

Lydia C. Sullivan

Marshall Sullivan Lessor

Executors Est. Mrs. Emma

E. Sullivan

The Texas Company (lessor)

By B. C. Robertson

Acknowledgment by Lessor.

State of South Carolina

County of Greenville

Personally appeared before me S. L. Styles, who being duly sworn, says that he saw the within named Lydia C. Sullivan and Marshall Sullivan sign seal and as their act and deed, deliver the foregoing instrument for the purposes therein mentioned, and that he, with T. G. Jones witnessed the execution thereof.

Signed, S. L. Styles

Sworn to and subscribed before me this the 24th day of July

1926

J. M. Gifford
Notary Public, Greenville County,
South Carolina



Recorded Sept. 18th, 1926, at 11:00 A.M.

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