

Lease.

Agreement dated the 29th day of July, 1926, by and between T. C. Stone, West Greenville, S.C. 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 West Greenville, County of Greenville, State of South Carolina.

That lot of land located at the southwest corner of intersection, of East Pendleton Street and Aiken Avenue, beginning at South East Corner of said lot, running North along Aiken Avenue 60 feet, thence west along East Pendleton Street 52 feet 7 inches, thence South 60 feet, thence East 52 feet 7 inches to point of beginning, forming a rectangle, bounded North by East Pendleton Street, west by property of W. P. C. Barrett, South by property of Miss Adelia Kelly and on the East by Aiken Avenue.

(2) Term. To have and to hold for the term of Ten years from and after the 16th 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 fifty (\$50.00) Dollars, 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 thirty (30) days notice to lessee.

(4) Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of this lease. In the event of his failure to do so, lessor may, at its election, either