

during which the rental accrued. It is agreed and understood that the rental obligation hereunder shall apply only from the date the station, fully equipped and ready for conducting the business contemplated, is delivered to Lessee; rentals accruing from the date of lease agreement until the completed station premises and improvements, is delivered to Lessee, shall be waived. 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 Lessee shall then have the right to terminate this lease on thirty (30) days notice to Lessee. (4) - Maintenance. Lessee 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 Lessee may at its election either terminate the lease on thirty (30) days notice to Lessee, or make the necessary repairs at the expense of Lessee, and have the right to apply accruing rentals for the purpose of reimbursing itself if during the time the premises are undergoing repairs, the use thereof by Lessee is materially interfered with. the rent accruing during such a period shall be waived. (5) - Removal of Property. Lessee shall have the right at any time during the continuance of this lease, or within thirty (30) days after its termination to enter and remove all fixtures, equipment and other property of Lessee located on or in said premises by Lessee during the term of this or any previous lease or any extension or renewal thereof. (6) - Lessee's right of termination. Should the structure on said premises be destroyed by fire or storm, or should Lessee 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 Lessee's judgment become unduly unbusinesslike Lessee 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. Lessee 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 Lessee harmless from all damages and expenses which Lessee may suffer by reason of any restriction, encumbrance or defect in such title. (8) - Taxes and encumbrances. Lessee agrees to pay all taxes, assessments and obligations which are or may become a lien on the premises

Lease

Agreement dated the 23rd day of November 1920 by and between Green Avenue Service Station of Elias Howard and Hillie Hovvleth (owners) and The Texas Company Lessee. (1) - Premises leased. Lessor hereby leased 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 at the south-west corner of Green Avenue and Jenkins Alley; said lot beginning at Jenkins Alley and running south along Green Avenue 100 feet; thence west from Green Avenue 70 feet; thence north to Jenkins Alley 100 feet; thence east along Jenkins Alley 70 feet to point of beginning; bounded on east by Green Avenue; on South by property of C. W. Goddard; on west by property of C. J. Webster; on north by Jenkins Alley.

(2) - Term. To have and to hold for the term of ten years from and after the first day of January nineteen hundred twenty-seven (1927) 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 dollars (\$50.00) per month, payable on or before the tenth of the month following the month