

or within thirty (30) days after its termination to sever and remove all fixtures, equipment and other property of Lessee placed 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 burdensome, Lessee may terminate this lease upon giving thirty (30) days' written notice, in which event the rental obligation shall be prorated to the date of such termination.

(7) - Damages for distress 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 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. 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, Lessee 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 Lessee 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: L. P. Putnam  
witness: L. L. Styles

T. C. Stone (Lessor)  
The Texas Company (Lessee)  
by J. S. Jones

attest

Acknowledgement by Lessor

State of South Carolina  
County of Kershaw

Personally appeared before me L. L. Styles who being duly sworn, says that he saw the within named T. C. Stone, sign, seal and as his act and deed, deliver the foregoing instrument for the purposes therein mentioned, and that he with L. P. Putnam witnessed the execution thereof.

(Signed) L. L. Styles  
Subscribed to before me this 20 day of November 1926  
Laura A. Strickland  
Notary Public Kershaw County



Approved as to terms J. S. Jones - Description C. O. Woodward  
Farm # 2, 3 and 4. This agreement is binding on  
The Texas Company, unless and until approved in  
writing by its Vice Manager or assistant Sales Manager  
by signature hereon.

Approved  
L. H. Wagner

Recorded Jan. 17-1927 at 8:30 a.m.

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