WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C.   53529

LEASE

AGREEMENT dated the __28th__ day of __August__ _____19__30__, by and between
__J. D. Green,__
__Greenville, S. C. R.F.D.__
and THE TEXAS COMPANY (Lessee): a corporation of Delaware, having a place of business at Houston, Texas.
(1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the City of __Greenville, R.F.D.__
County of __Greenville__, State of __S. C.__, described as follows:

Beginning at an iron pin at the intersection of U. S. Highway #76 and the Woodruff Road and running 30 degrees Southwest 60 feet to a point, running along the east side of the U. S. Highway # 76, thence East 60 feet to a point, thence 30 degrees Northwest 60 feet, running along the west side of the Woodruff Road, to the point of beginning.

Property bound on the Northwest by U. S. Highway #76, on the South by the property of J. D. Green and on the Northeast by the Woodruff Road.

(2)—Term. TO HAVE AND TO HOLD for the term of __One__ years from and after the __20th__ day of __August__ Nineteen Hundred xxxxxx thirty (Aug. 20 __19__30) 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. provided however that the lessee, at its option, may terminate this agreement any time upon ten (10) days prior written notice in the event of the cancellation or termination in any manner of that certain commission agency agreement between the parties hereto dated Aug. 20, 1930, or any agreement supplementary thereto or in lieu thereof.

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

A sum equal to one-cent (1¢) for each gallon of lessee's gasoline sold from said premises each month during the term hereof, payable on the 10th day of each month next following the month for which payment is made.

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. 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, lessee may, at its election either terminate the lease on thirty (30) days' notice to lessor, or make the necessary repairs, at the expense of lessor, 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 period shall be abated.
(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 sever and remove all fixtures, equipment and other property of lessee placed on or in said premises 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 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 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: __R. L. Harris.__
Witness: __J. C. Southerlin__   __J. D. Green.__   (SEAL)   (Lessor)
Attest: _____ x   THE TEXAS COMPANY (Lessee)
                                         By __W. E. Leach.__

(Acknowledgment by Lessor)

STATE OF SOUTH CAROLINA,
County of Greenville.
Personally appeared before me __R. L. Harris,__
and made oath that he saw the within named __J. D. Green,__
sign, seal and as __his__ act and deed, deliver the within written _____ and
he with __J. C. Southerlin.__ witnessed the execution thereof.
Sworn to before me this __28th__ day of
__August__ A.D., 19__30__
__W. A. Jones__ (L. S.)   __R. L. Harris.__
Notary Public for South Carolina. My commission expires at Governor's Pleasure.
Approved as to: Terms __F. E. Horton__ Description __F. R. Horton__ Form __P. T. Beam__
This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manager or Assistant Sales Manager by signature below.
                                         Approved:
                                                 x
Recorded __October 17th__ 19__30__ at __8:30__ o'clock __A.__ M.

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C.   53529

LEASE

AGREEMENT dated the __28th__ day of __August__ _____19__30__, by and between
__Thomas Barton,__
__Taylors, S. C.   R. F. D. #1,__
and THE TEXAS COMPANY (Lessee): a corporation of Delaware, having a place of business at Houston, Texas.
(1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the City of __Taylors R. F. D. #1,__
County of __Greenville__, State of __S. C.__, described as follows:

Beginning at an iron pin one-fourth mile on the Callahan Mountain Road, north of the intersection of the Tigerville and Highland Road, and running North 100 feet to a point, on the east side of the Callahan Mountain Road, thence East 100 feet to a point, thence South 100 feet to a point, thence West 100 feet to the point of beginning.

Property bound on the North, East and South by the property of Thomas Barton and on the West by the Callahan Mountain Road.

(2)—Term. TO HAVE AND TO HOLD for the term of __Five__ years from and after the __20th__ day of __August__ or any subsequent year upon thirty (30) days' written notice to lessee. provided however that the lessee, at its option, may terminate this agreement any time upon ten (10) days prior written notice in the event of the cancellation or termination in any manner of that certain commission agency agreement between the parties hereto dated Aug. 20, 1930, or any agreement supplementary thereto or in lieu thereof.

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

A sum equal to one-cent (1¢) for each gallon of lessee's gasoline sold from said premises each month during the term hereof, payable on the 10th day of each month next following the month for which payment is made.

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, lessee may, at its election either terminate the lease on thirty (30) days' notice to lessor, or make the necessary repairs, at the expense of lessor, 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 period shall be abated.
(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 sever and remove all fixtures, equipment and other property of lessee placed on or in said premises 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 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 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: __S. L. Styles,__
Witness: __R. L. Harris__   __Thomas Barton.__   (SEAL)   (Lessor)
Attest: _____ x   THE TEXAS COMPANY (Lessee)
                                         By __W. E. Leach.__

(Acknowledgment by Lessor)

STATE OF SOUTH CAROLINA,
County of Greenville.
Personally appeared before me __S. L. Styles,__
and made oath that he saw the within named __Thomas Barton,__
sign, seal and as __his__ act and deed, deliver the within written _____ and
he with __R. L. Harris,__ witnessed the execution thereof.
Sworn to before me this __28th__ day of
__August__ A.D., 19__30__
__W. A. Jones__ (L. S.)   __S. L. Styles__
Notary Public for South Carolina. My commission expires at Governor's Pleasure.
Approved as to: Terms __F. E. Harton__ Description __F. E. Harton__ Form __P. T. Beam__
This agreement not binding on THE TEXAS COMPANY unless and until approved in writing by its Sales Manager or Assistant Sales Manager by signature below.
                                         Approved:
                                                 x
Recorded __October 17th__ 19__30__ at __8:30__ o'clock __A.__ M.

END OF DOC.   END OF DOC.