

T. T. Co. File No. _____ LEASE
 AGREEMENT dated this 20th day of March 1935, by and between
Mr. R. D. Hobson
Green South Carolina
 and THE TEXAS COMPANY, a corporation of Delaware, having a place of business at Houston, Texas, (Lessee)
 (1) - Premises leased. Lessor hereby leases 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:

Beginning on the northeast corner at the intersection of Augusta Street and Oliver's Alley and running in a northeasterly direction along Augusta Street 75 feet to a point; thence in a southeasterly direction 105 feet to a point; thence in a southwesterly direction 75 feet to Oliver's Alley; thence northwesterly along Oliver's Alley to point of beginning.

Property bounded on the northwest by Augusta Street, on the northeast and southeast by property of the Jerguson Estate and on the southwest by Oliver's Alley

(2) - Term. TO HAVE AND TO HOLD for the term of Three years from and after the First day of May Nineteen Hundred Thirty five (1935) last aforesaid, until the expiration of the term and all the time thereafter until the expiration of the term, provided however that the lessee shall have the option to terminate this agreement at any time upon ten days' notice in writing to the lessor, in any manner of (a) that certain commission as per agreement between _____ dated _____ (b) any agreement supplementary thereto or in lieu thereof, or (c) any other agreement between the lessor, as principal, and another, as agent, for the sale by the latter of _____

(3) - Rent. Lessor agrees to _____ the following rent for said premises: Seventy Dollars (\$70.00) per month, payable monthly in advance during the term of the lease, provided however, that no rentals shall accrue or become due hereunder until the premises described herein have been turned over to lessee for conducting business.

(4) - Default. Lessor shall have the right to terminate this lease on thirty (30) days' written notice in writing to the Sales Manager of lessee at Houston, Texas, 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 agrees to maintain said premises and improvements in good repair during the term of this lease and to make necessary repairs in opinion of lessee, and have the right to apply necessary funds for the purpose of maintaining such premises. 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 by lessee during the term of this or any previous lease, or any extension or renewal thereof, continuing the business of the lessee. Should the structure on said premises be destroyed by fire or storm, or should lessee for any reason be prevented from establishing or maintaining the lease upon existing premises, lessee's written notice, in which event the rental obligation shall be prorated to the date of such termination, shall constitute notice to the lessor, in which event the rental obligation shall be prorated to the date of such termination.

(6) - Damages for Defect in Title. Lessor warrants notice, in which event the rental obligation shall be prorated to the date of such termination, shall constitute notice to the lessor, in which event the rental obligation shall be prorated to the date of such termination.

(7) - Taxes and Encumbrances. Lessor agrees to pay all taxes, assessments and expenses which lessee may suffer by reason of any restriction, encumbrance or defect in such title, they become due. If lessee should fail to do so, lessee shall have the right either to make such payment for the account of lessee, in which event it shall be subrogated to all the rights of the holder of such lien, and in addition lessee shall have the right to apply necessary funds in satisfaction of such obligations of 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.

(8) - 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.

(9) - Construction of Service Station. Lessor hereby covenants and agrees to construct or cause to be constructed upon the premises herein demised, for use of Lessee, a modern service station with concrete driveway, which will be completed in accordance with plans and specifications mutually agreed upon and signed by Lessor and Lessee hereunto and certified their names the day and year first above written.

Witness: L. H. Anderson
 Witness: R. L. Harris
 Attest: H. G. [Signature]
 S. C. Stamps \$ 3 and 36 cents.
 U. S. Stamps \$ _____ and _____ cents.
 (Acknowledgment by Lessor)
 By R. D. Hobson (Seal) THE TEXAS COMPANY (Lessee)
H. H. [Signature] Vice President

STATE OF SOUTH CAROLINA, }
 County of Greenville, }
 Personally appeared before me L. H. Anderson
 who being duly sworn says that he saw the within named R. D. Hobson (witness)
 sign, seal and as his
 and that he with R. L. Harris act and deed, deliver the foregoing instrument for the purpose therein mentioned.
 Sworn to before me this 20th day of March, 1935 (witness) witnessed the execution thereof.
John [Signature] (witness)
 Notary Public in and for South Carolina County, S. C., of the state of large.
 My commission expires at the pleasure of the Governor.
 Approved as to Terms: G. E. [Signature] Description: E. E. Dattner Form: J. H. [Signature]
 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: _____
 Recorded: June 1 1935, at 8:30 o'clock A. M.

(1) In event of lessor's failure to construct or cause to be constructed upon the premises herein demised, for use of Lessee, a modern service station with concrete driveway, which will be completed in accordance with plans and specifications mutually agreed upon and signed by Lessor and Lessee hereunto and certified their names the day and year first above written, the lessee may, at its election, terminate this agreement at any time upon ten days' notice in writing to the lessor, in any manner of (a) that certain commission as per agreement between _____ dated _____ (b) any agreement supplementary thereto or in lieu thereof, or (c) any other agreement between the lessor, as principal, and another, as agent, for the sale by the latter of _____