

T. T. Co., File No.

## LEASE

AGREEMENT made the 14<sup>th</sup> day of December, 1935, by and between  
B. B. Waters, Executor of the Estate of R. D. Dobson (Deceased) The First National  
Bank of Greenville, S.C. Trustee and Executor of the Estate of R. D. Dobson (Deceased)  
and THE TEXAS COMPANY, a corporation of Delaware, having a place of business at Houston, Texas (Lessee).

(1) - premises United, 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 at the northeast corner of the intersection of Augusta Street and Blance Alley, and running in a northerly direction along Augusta Street 75 feet to a point; thence in a southwesterly direction 100 feet to a point; thence in a southwesterly direction of 15 feet to Blance Alley; thence northwesterly along Blance Alley to point Property bounded on the Northwest by Augusta Street, on the Northeast and Southeast by property of the Ferguson Estate, and on the Southwest by Blance Alley.

(2) - Term. TO HAVE AND TO HOLD for the term of 4 years, and thereafter, years from and after the 1st day of November, Nineteen Hundred Thirty-five (1935), but subject to termination by lessor at the end of the first year or any subsequent year upon thirty (30) days' written notice from lessor to lessee. Provided, however, that the Lessee, at its option may terminate this agreement at any time upon ten days' prior written notice in event of the cancellation or termination in any manner of (a) that certain commission agreement between the parties hereto, dated 19 or (b) any agreement supplementary thereto in form thereof, or (c) any further agreement between the lessor, as principal, and another, as agent, for the sale by the latter on behalf of the former of petroleum products or other commodities at or from the desired premises.

(3) - Rent. Lessee agrees to pay the following rent for said premises: Sixty dollars and 70.00 per month payable monthly in advance during the term of this lease, provided, however, that no rent shall accrue on the said area described until the premises described herein have been turned over to lessee for conducting the business.

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 lessor at Houston, Texas, lessor shall then have the right to commence the same 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 and to paint same as and when necessary in opinion of lessor, and have brought to apply mounting rentals for the purpose of reimbursing itself. If said rentals the premises are undergoing repair, 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 written notice to lessor to remove all fixtures, equipment and other property of lessor placed on or in said premises by lessor during the term of this or any previous lease, or any extension or renewal thereof.

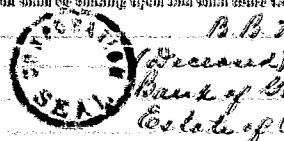
(6) - Right of Termination. Should the star date on said premises be changed by fire or storm, or in case lessor is prevented from estate or occupying the business of disk washing, puttering, laundry or dry cleaning, or any part thereof, or in case of any other cause, lessor may terminate this agreement between lessor and lessee, lessor giving notice to lessee, in which event the rental obligation shall cease.

(7) - Damage by Fire, Etc. Lessee agrees that he is well aware of said premises, has good right to lease the same, and warrant and agrees to defend the same from all damage and loss arising from any cause, and to reimburse lessor for damages from all damages and expenses which lessor may suffer by reason of any restriction, encumbrance or debt, in case of fire, flood, or any other cause.

(8) - Taxes and Encumbrances. Lessee agrees to pay all taxes, assessments and obligations which may become a lien on the leased premises, or otherwise, in payment of which lessor shall have the right to apply account rents in satisfaction of such obligations or losses, if in event of a foreclosure of such lien, and the sale of said premises and improvements, shall have the right to bid 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 and assigns.

(10) See this Book page 28.

  
B. B. Waters, Executor of the Estate of R. D. Dobson (Deceased)  
D. B. Waters (B. B.) The First National  
Bank of Greenville, S.C. Trustee and Executor of the  
Estate of R. D. Dobson (Deceased)

IN WITNESS WHEREOF lessor and lessee have hereunto subscribed their names the day and year first above written. J. F. Beattie, Pres.  
 Witness: Mary Crawford H. J. Morris, Cashier  
 Witness: Dorothy Leach (Lessor R. D.)

Witness: J. B. Dufree  
 Assistant Secretary C. Stamps \$3 and 20 cents.  
 U. S. Stamps \$ and cents.  
 (Acknowledgment by Lessee)

By: G. L. Nobles, Vice President

STATE OF SOUTH CAROLINA,  
 County of Greenville.

For another Oath see this Book page 349.

Personally appeared before me, Mary Crawford, a Notary Public in and for Greenville, County, S. C., or the state at large, who being duly sworn says that he saw the within named B. B. Waters, Executor of the Estate of R. D. Dobson (Deceased) sign seal and affix his signature to the foregoing instrument for the purpose therein mentioned, as Executor of the Estate of R. D. Dobson (Deceased) and that Dorothy Leach (witness) witnessed the execution thereof.

Swear to before me this 14 day of Dec. 1935 A. D. 1935 (S. S.) Notary Public in and for Greenville, County, S. C., or the state at large.

My commission expires at the pleasure of the Governor.

Approved as to: Terms G. E. Ware Description E. E. Galtner For J. H. Peterson.

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 February 7th 1935 at 8:30 o'clock A.M.

See Action & Counterpart Record Book page 349.