

## TITLE TO REAL ESTATE

Form G-77 10-39-12 M

## L E A S E

AGREEMENT dated the 15th day of September, 1941, by and between Dr. T. C. Stone, Greenville, South Carolina, (lessor) 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:-

Lot of land located just outside City Limits of Greenville, S. C., on the east side of the Easley Bridge Road: Beginning at the southwest corner of said lot and running in a northerly direction along said Easley Bridge Road 70 feet to Poplar Street; thence east along Poplar Street 50 feet to a point; thence in a southerly direction 70 feet to a point; thence west 50 feet to point of beginning on Easley Bridge Road thus forming a rectangle.

Together with all right, title, and interest of lessor in and to any and all roads, streets and ways bounding the said premises;

Together with the buildings, improvements, fixtures, equipment and facilities of the lessor now located on said premises as follows:

One 20' x 18' Brick Service Station building with mens and ladies rest rooms-- paved double driveway with 24' canopy.

T. T. Co. File No. 6489 C

(2) --Term. To Have and to Hold for the term of Ten years, from and after the First day of day of July, Nineteen Hundred Forty-one (7-1-1941) but subject to termination by lessee at the end of the fifth year upon thirty (30) days' written notice from lessee to lessor.

T.C.S. Provided in case the lessee so elects to terminate (in the absence of any breach of the lease by the lessor) lessee agrees to pay the lessor the sum of Eight Hundred forty dollars (\$840.00) It is understood that the payment of said sum by the lessee to lessor shall not be considered to be a condition precedent to the right and privilege of lessee to terminate said lease.

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

T.C.S. The sum of Fifty dollars (\$50.00) per month, payable monthly in advance, until such time as lessor shall have fully performed and completed the obligations provided in paragraph (16) hereof; and thereafter beginning with the full performance and completion by lessor of the obligations provided in said paragraph (16), the sum of \$70.00 per month, payable monthly in advance during the then remaining portion of the term hereof.

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 Assistant Land Attorney of the Lessee at Houston, Texas lessor shall then have the right to terminate this lease on thirty (30) days' written notice to lessee.

Lessee, at its option, may apply at any time such rental or any installment thereof to the payment of any indebtedness due or to become due from Lessor to Lessee. Such application shall be deemed payment of such rental.

No change in ownership of the premises, or assignment of the rental provided for herein, shall be binding upon lessee for any purpose until after lessee has been furnished with a written transfer or assignment, or a true copy thereof, evidencing such change in ownership or assignment.

(4)--Maintenance. Lessor agrees to maintain said premises and improvements, including plumbing, heating, and electric wiring, in good repair, and to paint same when deemed necessary in the opinion of the lessee during the term of this lease, and to re-build within sixty (60) days any structure on said premises damaged or destroyed in any manner. In the event of lessor's failure to do so, lessee, at its election, may either terminate the lease on thirty (30) days' notice to lessor, in which event rental shall abate from the date of destruction or damage, or do the necessary repairing or rebuilding at the expense of the lessor and have the right to apply accruing rentals for the purpose of reimbursing itself for the principal expenditure, together with interest at six per cent. 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 buildings, and improvements fixtures, equipment and other property owned by lessee or placed on 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 lessee, for any reason other than (2) any wilful act of lessee and/or (b) damage or destruction of premises and/or any structures thereon, be prevented from establishing or continuing the business of distributing petroleum products on said premises, lessee may terminate this lease upon giving thirty (30) days' written notice to lessor, in which event the rental obligation shall be prorated to the date of such termination.