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Form G-77B-5-48 30M

RETURN TO

H. F. HARRINGTON

P. O. BOX 1142

HOUSTON, TEXAS

Agreement dated the 1st day of November, 1949, by and between

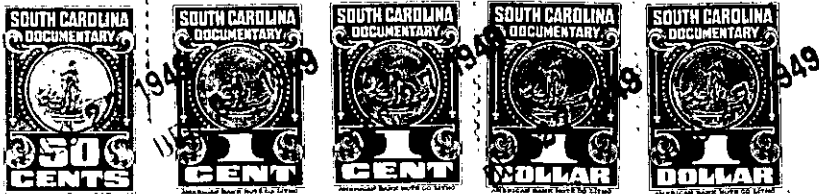
First National Bank of Greenville, S. C., as Administrator with Will Annexed, De Bonis Non and Trustee under the Will of John B. Marshall, deceased, Greenville, S. C. 1/2 First National Bank,

(lessor) and THE TEXAS COMPANY, a Delaware corporation, 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 at the Northeast Intersection of Washington Street and Butler Avenue in the City of Greenville, South Carolina and running East 75 feet on the North Side of Washington Street to a point; thence North 75 feet parallel with Butler Avenue to a point; thence West 75 feet parallel with Washington Street to a point; thence South 75 feet along the East Side of Butler Avenue to the point of beginning.

Property Bounder as follows; On the South by Washington Street On the West by Butler Avenue. On the East by other property of John B. Marshall Estate. on the North by other property of John B. Marshall Estate.



Together with all appurtenances thereto and 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 Texaco City Type Service Station complete with the following. 2 - 1000 Gallon U. G. Tanks. 1 - 550 Gallon U. G. Tank. 1 - Curtis Auto Lift Cut T96. Drive On. 1 - 1 1/2 Qt. Pyrene Fire Extinguisher. 1 - 1 Gal. Phister Fire Extinguisher.

(2)—Term. TO HAVE AND TO HOLD for the term of Three (3) years, from and after the First day of July, Nineteen Hundred Fifty. (7/1/50, 1950) 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.

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

\$175.00 Per Month, payable monthly in advance during the term of this lease.

Lessee agrees that rental shall be payable in monthly installments and 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 Division Manager of The Texas Company at Atlanta, Georgia. 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.

I. I. CO. FILE NO. 9816

by nieger