

# MAR 21 1963 LEASE

3.00

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Agreement dated the Eleventh day of February, 1963, by and between

Mrs. Lola W. Amick, a widow; George L. Amick, and Gene W. Amick,  
2415 E. North Street Extension, Greenville, S. C.

(lessor) and TEXACO INC., a Delaware corporation, having a place of business at 864 West Peachtree  
Street, N. W., Atlanta 8, Georgia (lessee).

(1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, <sup>near</sup> ~~in~~ the

City of Greenville, County of Greenville

State of South Carolina, bounded and described as follows:

Beginning at a point where present northerly right of way line of East North Street intersects the easterly right of way line of S. C. Hwy. 291 By-Pass and running easterly along the present northerly right of way line of East North Street, the same being 25 ft. from center line of East North Street, a curved distance of 135.2 ft. to a point; thence N 9° 49' W 155 ft. to an iron pin; thence S 75° 43' W 150 ft. to an iron pin in the easterly right of way line of S. C. Hwy. 291 By-Pass; thence S 9° 52' E along easterly right of way line of S. C. Hwy. 291 By-Pass 113 ft. to an iron pin; thence S 29° 42' E 42.4 ft. to point of beginning.

LWA  
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L.W.A.

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.

(2)—Term. TO HAVE AND TO HOLD for the term of Fifteen (15) years,

from and after the fifteenth day of February, Nineteen Hundred

Sixty Three (Feb. 15, 1963) but subject to termination by lessee

upon \_\_\_\_\_ days' written notice from lessee to lessor.

LWA  
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L.W.A.

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

Three Hundred (\$300.00) Dollars per month, payable monthly in advance for the first five years of the primary term; thereafter, Three Hundred Fifty (\$350.00) Dollars per month, payable monthly in advance.

All rentals to be paid to Mrs. Lola W. Amick, 2415 East North Street Extension, Greenville, South Carolina.

LWA  
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L.W.A.

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 Sales Manager of the lessee, at its place of business as shown in this lease, 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.