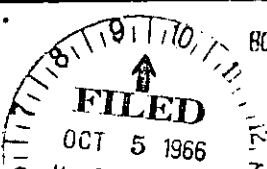


3.50 + 32.04 OCT 5 1966
My Commission expires at the pleasure of the Governor.

Carolina.



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Form G77A 4-66

9170

LEASE

Agreement dated the 16 day of August, 1966, by and between

H. J. Martin and Joe O. Charping,

302 Mimosa Street, Greenville, South Carolina (lessor) and

TEXACO INC., a Delaware corporation, having a place of business at 864 West Peachtree Street, N.W.,

Atlanta, Georgia 30301 (lessee).

(1)-Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, ^{NEAR} the

City of Greenville, County of Greenville,

State of South Carolina, described as follows: Beginning at

an iron pin located at the Northeast Corner of Pine Knoll Drive and Waddell Road; Thence along Pine Knoll Drive North 27 degrees 40 minutes West 134.9 feet to an iron pin; Thence North 64 degrees 49 minutes East 192.1 feet to an iron pin; Thence South 29 degrees 30 minutes East 17 feet to an iron pin on the Northwesternly Right-of-Way of Waddell Road; Thence with said Right-of-Way South 32 degrees 44 minutes West 125 feet to an iron pin; Thence still with said Right-of-Way South 23 degrees 19 minutes West 87.7 Feet to an iron pin at point of curve of Street return; Thence with said curve, the chord of which is North 87 degrees 33 minutes West 17.3 feet to an iron pin and the point of beginning. Said property being shown on that survey prepared by H. C. Clarkson, Jr., and dated the 19th day of January, 1966.



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 date certain improvements hereinafter provided for are completed by the lessor and accepted by the lessee, which date shall be established in writing.

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

Four Hundred Forty-Five Dollars (\$445.00) per month payable monthly in advance.

Provided, however, that no rental shall accrue or become due until such time as a suitable service station, according to lessee's plans and specifications, shall have been (a) constructed upon the demised premises by the lessor as hereinafter provided, and (b) completed, equipped and delivered to lessee for the transaction of lessee's business.

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.

(Continued on next page)

FILE NO. 34250

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For Agreement of Lease See Book 807 Page 11