

10 A.M.  
APR 8 1949

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Form G-77-3-48 30M  
H. F. HARRINGTON  
P. O. BOX 2332  
HOUSTON 1, TEXAS

# LEASE

Agreement dated the 15th day of December, 1948, by and between

ALVIN F. BATSON

RFD TAYLORS, S.C.

(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 RFD TAYLORS, County of GREENVILLE  
State of SOUTH CAROLINA, described as follows:

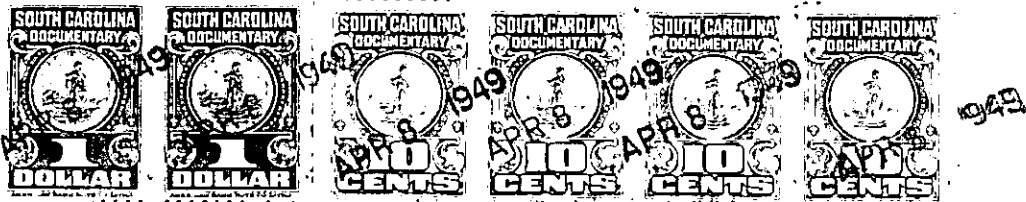
All of that certain piece, parcel or lot of land with buildings and improvements thereon, situated lying and being in Greenville County, State of South Carolina on the Northwesterly side of Super Highway between Greenville and Spartanburg, South Carolina (U.S. Hwy. # 29) being shown as the front part of lots 5 & 6 on plat of the property of W. S. Edwards, prepared by Pickell & Pickell, Engineers - October 3rd, 1946, recorded in Plat book Q-45, R.M.C. office for Greenville County, South Carolina and having according to said plat the following metes and bounds.

Beginning at an iron pin on the northwesterly side of the right of way of Super Highway leading from Greenville to Spartanburg (U.S. Hwy. # 29) which point is the joint front corner of lots 6 & 7 running thence along the joint line of said lots to an iron pin; 100 feet in a N-39 30W direction; thence S-50 30W 200 feet to an iron pin; thence along the joint line of lots 4 & 5 S39 30E 100 feet to an iron pin on the northwesterly side of said highway right of way; thence along the northwesterly side of said highway right of way N50 30E 200 feet to the point of beginning.

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:

1 Concrete block service station complete with asphalt driveways.



I. T. CO. FILE NO. 2739A

(2)—Term. TO HAVE AND TO HOLD for the term of Five years. (5) years,  
from and after the First (1st) day of February, Nineteen Hundred  
Forty Nine (2/1/, 1949.) 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:--

One Hundred Dollars (\$100.00) per month, and lessee further agrees to pay in addition to the rental aforesaid a sum equal to one cent (1¢) for each gallon of lessee's gasoline delivered to the said premises in excess of 10,000 gallons per month, said rental to be paid on or before the fifteenth day of each month next following month for which payment is made.

*A. J. B.*