

BOOK 497 PAGE 57  
Form G77A-6-52 3M

RETURN TO  
H. F. HARRINGTON  
P. O. BOX 2332  
HOUSTON 1, TEXAS

# LEASE

Agreement dated the Fourteenth day of December, 1953, by and between 1954  
M. Fred McPherson, c/o Lance, Inc., P. O. Box 3222, Station F,  
729 Ponce de Leon Place, NE, Atlanta, Georgia

(lessor) and THE TEXAS COMPANY, a Delaware corporation, having a place of business at Atlanta,  
Georgia (lessee).

17595  
MAR 29 1954  
GREENVILLE, S.C.

(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 a point where the West Right-of-Way line of Augusta Road (U. S. Highway No. 25) intersects the South Right-of-Way line of Potomac Avenue and running thence S 17° - 32' E along the West Right-of-Way line of Augusta Road (U. S. Highway No. 25) a distance of 125 feet to a point; thence running S 62° - 58' W a distance of 90 feet to a point; thence running N 17° - 32' W a distance of 125 feet to a point in the South Right-of-Way line of Potomac Avenue; thence running N 62° - 58' E along the South Right-of-Way line of Potomac Avenue a distance of 90 feet to the point of beginning.

HS-1-2  
M.M.M.

~~It is expressly understood and agreed that when lessor removes the one-story frame dwelling now located on his land adjoining the herein demised premises on the West, lessor shall deliver possession to lessee for lessee's exclusive use under this lease, an additional 10 feet of land fronting on Potomac Avenue with an even depth of 125 feet adjoining the leased land described above on the West.~~

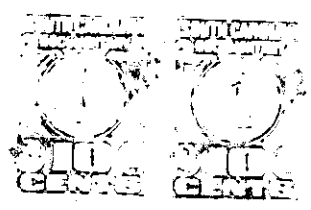
Together with all appurtenances thereto and all right, title and interest of lessor in and to any and all roads, streets and ways bounding the said premises.

(2)—Term. TO HAVE AND TO HOLD for the term of Ten (10) years,  
from and after the 10th day of December, 1953.

M.M.M.

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

(3)—Rental. Lessee agrees to pay the following rent for said premises:—  
Two Hundred Seventy Five (\$275.00) Dollars 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 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.