

BOOK 685 PAGE 472

3° + 21° NOV 20 1961
LEASE

Return to
TECO Inc.
Agreement dated the
1st day of July, 1961
Att: P. O. Box 1484
Houston 1, Texas

HOUSTON 1, TEXAS
P. O. BOX 1484

1st day of July, 1961, by and between
MRS. CAROLYN G. JACKSON
P. O. BOX 1484, GREENVILLE, SOUTH CAROLINA
(lessor) and TEXACO INC., a Delaware corporation, having a place of business at 864 West Peachtree St., N.W., Atlanta, Georgia (lessee).

(1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the City of Near Greenville, County of Greenville, State of South Carolina, bounded and described as follows:

All that piece, parcel or lot of land situate, lying and being in Greenville County, S. C., and according to Plat of property of Carolyn G. Jackson, made by John A. Simmons, Surveyor, March 8, 1961, and amended July 25, 1961, having the following metes and bounds, to-wit:

CHJ

Beginning at an iron pin where the northeasterly right-of-way line of South Carolina By-Pass Highway #291 intersects the southeasterly right-of-way line of South Carolina Highway S-23-21 (Rutherford Road); thence runs south 50° 33' east a distance of 139.5 feet along said right-of-way line of South Carolina By-Pass Highway #291 to an iron pin; thence continue along said South Carolina By-Pass Highway #291 right-of-way south 49° 25' east a distance of 51.7 feet to an iron pin; thence north 40° 35' east a distance of 174.5 feet to an iron pin; thence north 51° 41' west a distance of 237.9 feet to an iron pin located in the southeasterly right-of-way line of South Carolina Highway S-23-21 (Rutherford Road); thence run along said Rutherford Road right-of-way line south 24° 58' west a distance of 174.5 feet to the point of beginning. The above described property is liable to a South Carolina Highway Department site easement, triangular in shape (74.5 feet X 92.7 feet by 39.6 feet) located at the intersection of the aforementioned right-of-ways.

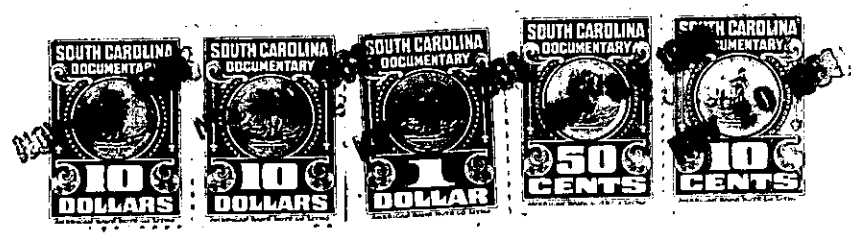
Together with all appurtenances thereto and all right, title and interest of lessor in and to any and all roads, streets and ways bounding the said premises.

(2)—Term. TO HAVE AND TO HOLD for the term of Fifteen (15) years, beginning 60 days from and after the date a fully executed copy of this lease is delivered to lessor, which date shall be established in writing. from and after the day of Nineteen Hundred 1961 but subject to termination by lessee upon _____ days' written notice from lessee to lessor.

FILE NO. 19818

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

Three Hundred (\$300.00) Dollars per month payable monthly in advance, provided, however, that no rental shall accrue or become due until the date lessee accepts title to the demised premises as hereinafter provided in Paragraph (7) Sub-section (c) 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 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)

#4485 Jan 31, 1969
Cancellation lease, see bk. 1351, 19574

Carroll
D. M. ...