

AGREEMENT dated the 2nd day of July, 1932, by and between J. FASE

and THE TEXAS COMPANY (Lessee): J. F. Stone, a corporation of Delaware having a place of business in Greenville, South Carolina, hereby leases unto Lessee a tract of land, with the improvements thereon, in the City of Greenville, South Carolina, described as follows:

Beginning at an iron pin on fourth of a mile South of the Greenville Post, S. C. Post Office, and running North 1/2 mile on the west side of Buncombe Road, to a point; thence West 40 feet to a point; thence South 1/2 mile parallel with Buncombe Road, to a point; thence East 40 feet to the point of beginning.

Property bounded on the North by property of Carl Bensen and large oak, on the West by Greenville & Northern Railroad tracks, on the South by C. G. Hillhouse and on the East by Buncombe Road.

(2)-Term. TO HAVE AND TO HOLD for the term of Five (5) years from and after the 1st day of July, 1932, 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: FIFTY (\$50.00) Dollars per month, payable monthly in advance during the term of the lease.

and agrees 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 Sales Manager of Lessee at Houston, Texas, Lessor shall then have the right to terminate this lease on thirty (30) days' notice to Lessee.

(4)-Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of this lease.

(5)-Removal of Property. Lessee shall have the right at any time during the continuance of this lease or within thirty (30) days after its termination to remove all fixtures, equipment and other property of Lessee placed on or in said premises by Lessee during the term of this or any previous lease, or any extension or renewal thereof.

(6)-Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or should Lessee for any reason be prevented from establishing or continuing the business of distributing petroleum products on said premises, or should said business for any reason in Lessee's judgment become unduly burdensome, Lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the rental obligation shall be prorated to the date of such termination.

(7)-Damages for Defect in Title. Lessor covenants that he is well seized of said premises, has good right to lease the same, and warrants and agrees to defend the title thereto; and to reimburse and hold Lessee harmless from all damages and expenses which Lessee may suffer by reason of any restriction, encumbrance or defect in such title.

(8)-Taxes and Encumbrances. Lessor agrees to pay all taxes, assessments and obligations which are or may become a lien on the demised premises and improvements as they become due.

(9)-Successors and Assigns. This agreement shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors or assigns.

Witness: J. F. Stone (Lessor) and J. B. Lusk (Assistant Secretary) for THE TEXAS COMPANY (Lessee).

STATE OF SOUTH CAROLINA, County of Greenville.

Personally appeared before me J. F. Stone (witness) who being duly sworn says he saw the within named J. F. Stone act and deed, deliver the within foregoing instrument for the purpose therein mentioned and that he witnessed the execution thereof.

Notary Public for South Carolina, J. L. Styles, A. D. 1932.

Approved as to Terms: J. B. Lusk, Assistant Secretary, Form J. H. Pipkin.

Recorded Aug. 25th 1932, at 8:00 o'clock A. M.

END OF Doc.

AGREEMENT dated the 10th day of July, 1936, by and between Dr. J. B. Stone

and THE TEXAS COMPANY (Lessee): J. F. Stone, a corporation of Delaware, having a place of business in Greenville, South Carolina, hereby leases unto Lessee a tract of land, with the improvements thereon, in the City of Greenville, South Carolina, described as follows:

Lot of land located just outside the city limits of Greenville, S. C. on the east side of Casley Bridge Road; Beginning at the Southwest corner of said lot and running in a westerly direction along said Casley Bridge Road 170 feet to Poplar Street; thence West along Poplar Street 50 feet to a point; thence in a southerly direction 70 feet to a point; thence West 50 feet to the point of beginning on Casley Bridge Road, thus forming a rectangle. Bounded on the North by Poplar Street, east by property of Dr. J. B. Stone, South by property of J. B. Ballenger and West by Casley Road.

(2)-Term. TO HAVE AND TO HOLD for the term of Five (5) years from and after the 1st day of July, 1936, 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: FIFTY (\$50.00) Dollars per month, payable monthly in advance during the term of the lease.

and agrees 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 Sales Manager of Lessee at Houston, Texas, Lessor shall then have the right to terminate this lease on thirty (30) days' notice to Lessee.

(4)-Maintenance. Lessor agrees to maintain said premises and improvements in good repair during the term of this lease.

(5)-Removal of Property. Lessee shall have the right at any time during the continuance of this lease or within thirty (30) days after its termination to remove all fixtures, equipment and other property of Lessee placed on or in said premises by Lessee during the term of this or any previous lease, or any extension or renewal thereof.

(6)-Lessee's Right of Termination. Should the structure on said premises be destroyed by fire or storm, or should Lessee for any reason be prevented from establishing or continuing the business of distributing petroleum products on said premises, or should said business for any reason in Lessee's judgment become unduly burdensome, Lessee may terminate this lease upon giving ninety (90) days' written notice, in which event the rental obligation shall be prorated to the date of such termination.

(7)-Damages for Defect in Title. Lessor covenants that he is well seized of said premises, has good right to lease the same, and warrants and agrees to defend the title thereto; and to reimburse and hold Lessee harmless from all damages and expenses which Lessee may suffer by reason of any restriction, encumbrance or defect in such title.

(8)-Taxes and Encumbrances. Lessor agrees to pay all taxes, assessments and obligations which are or may become a lien on the demised premises and improvements as they become due.

(9)-Successors and Assigns. This agreement shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors or assigns.

Witness: J. B. Stone (Lessor) and J. B. Lusk (Assistant Secretary) for THE TEXAS COMPANY (Lessee).

STATE OF SOUTH CAROLINA, County of Greenville.

Personally appeared before me Nettie S. Stone and made oath that she saw the within named Dr. J. B. Stone act and deed, deliver the within foregoing instrument for the purpose therein mentioned and that she witnessed the execution thereof.

Notary Public for South Carolina, Nettie S. Stone, A. D. 1936.

Approved as to Terms: J. B. Lusk, Assistant Secretary, Form J. H. Pipkin.

Recorded Sept. 4th 1936, at 8:30 o'clock A. M.

END OF Doc.