

L E A S E

Agreement dated the 19th day of March, 1946, by and between Nancy W. Finley, Greer, 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 Greer, South Carolina, County of Greenville, State of South Carolina, described as follows:

Beginning at the southwest corner of the intersection of U. S. Highway No. 29 (Super Highway) and State Highway No. 14, running thence in a south or southerly direction along the west or westerly boundary line of State Highway No. 14 for a distance of 125 feet to a point; thence west or westerly, parallel to the south boundary line of U. S. Highway No. 29 (Super Highway) for a distance of XXX 125 feet to a point; thence north or northerly, parallel to the west or westerly boundary line of State Highway No. 14 for a distance of 125 feet to a point in the south or southerly boundary line of U. S. Highway No. 29 (Super Highway); thence east or easterly along the south or southerly boundary line of U. S. Highway No. 29 (Super Highway) for a distance of 125 feet to point of beginning.

Bounded on the north by U. S. Highway No. 29.
Bounded on the south by other land of lessor.
Bounded on the east by State Highway No. 14.
Bounded on the west by other land of lessor.

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

NWF Together with the buildings, improvements, fixtures, equipment and facilities of the lessor now located on said premises as follows:-

CANCELLED AND CANCELLED OF RECORD
25 DAY April 18 49
Ollie J. Farnsworth
B. M. C. FOR GREENVILLE COUNTY, S. C.
CLOCK P. M. NO. 9492

(2)- Term. TO HAVE AND TO HOLD for the term of Ten (10) years, from and after the 1st. day of May, Nineteen Hundred Forty-six (May 1, 1946) 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. NWF

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

The sum of Forty Dollars (\$40.00) per month, payable monthly in advance, throughout the term of this lease. Provided, however, that no rental shall accrue or become due hereunder until such time as possession of the premises herein described shall have been delivered to lessee, and until such time as lessee shall have accepted in writing the title as hereinafter provided.

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 Assistant Land Attorney of the Lessee at Houston, Texas, 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.

No change in ownership of the premises, or assignment of the rental provided for herein, shall be binding upon lessee for any purpose until after lessee has been furnished with a written transfer or assignment, or a true copy thereof, evidencing such change in ownership or assignment.

F. T. Co. File No. 26620

Cancelled
Ollie J. Farnsworth
R.M.C.