

6. The Lessee agrees to pay any and all license fees, occupation taxes and/or privilege taxes imposed upon the sale of petroleum products on the demised premises, and ~~land~~ building and equipment thereon.

7. The Lessee shall have the right at any time during the term of this lease, or any renewal thereof, to erect and install upon said leased premises any additional fixtures and improvements which it may deem necessary for the conduct of its business; Provided, nevertheless, that the Lessee may at any time within fifteen (15) days after the expiration of the then current term of this lease or any renewal thereof, remove from said premises all equipment such as pumps, tanks, connections, air compressors, signs, or other improvements, placed by it on said premises, and that said improvements shall not in any case be considered as fixtures.

8. If Lessor is not the owner of the demised premises, he agrees to secure from the owner a consent in writing to the making of this lease, and further agrees that should he default in the payment of any rent due to the owner, the Lessee, may, at its option pay said rent to said Lessor's landlord, and the amount or amounts so paid be credited upon and deducted from the rent herein reserved to the same extent as if paid to the Lessor in cash.

9. The Lessee shall have the right to sub-rent or sub-lease said property, together with the improvements and equipment now thereon or to be placed thereon.

10. Should the Lessee fail to pay the rent as hereinabove provided, for a period of thirty (30) days after written notice and demand therefor, the Lessor shall have the right, at his option, to declare this lease cancelled.

11. Should the said premises, equipment, etc., be destroyed or so damaged by fire or other casualty as to become unusable or untenable, this lease shall, at the option of either party hereto, cease and be determined as of the date of such destruction of damage.

12. The Lessor hereby covenants, that he is the owner of the said premises or property, building, equipment, etc. above mentioned, or that he has a valid and subsisting lease of said property, with authority to make the lease herein contemplated; if Lessee of said property, a copy of the lease with the owner is hereto attached which is certified to be correct and in effect. Lessor further expressly covenants and warrants that he has not sold, assigned, leased or otherwise encumbered the property to any other person or oil company for any part of the term contemplated in this agreement, and that he will deliver full and complete possession of said property as of the effective date of this instrument.

Executed in duplicate, the day and year first above written.

Witness:

H. W. Stinespring,
W. L. Kerr,

W. E. Brock, (SEAL)
Lessor.

Frank B. Foster, Jr.
Elizabeth Scholl.

Mrs. Ethland C. Brock (SEAL)
Wife of Lessor.

The Atlantic Refining Company,
By: R. D. Leonard, Vice President J.B.R.

Attest: B. G. McKain,
Assistant Secretary.



State of South Carolina,
County of Greenville.

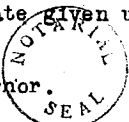
Personally appeared before me H. W. Stinespring, who, being duly sworn, says that he saw the within named W. E. Brock and Mrs. Ethland C. Brock, his wife, sign, seal, and as their several acts and deeds, deliver the foregoing instrument for the purposes therein named and that he, with W. L. Kerr, witnessed the execution thereof.

I do hereby certify unto all whom it may concern that Mrs. Ethland C. Brock, wife of the within named W. E. Brock, did this day appear before me and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without and compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named, The Atlantic Refining Company, its successors and assigns, all her interest and estate, and also her right and claim of dower of, in, or to all and singular the premises within named and released.

Sworn to before me and this Certificate given under my hand and seal this 9 day of February, 1932.

Laura A. Stinespring.

Notary Public,
My commission expires at will of Governor.



H. W. Stinespring,
W. L. Kerr.

State of Pennsylvania,
County of Philadelphia, ss

Personally appeared before me Frank B. Foster, Jr., who being duly sworn, says that he saw the corporate seal of The Atlantic Refining Company affixed to the foregoing instrument and that he also saw R. D. Leonard, Vice-President, and B. G. McKain, Secretary (or Assistant Secretary) of said Corporation, sign, and attest the same and that he, with Elizabeth Scholl, witnessed the execution and delivery thereof as the act and deed of the said Corporation.