

IT IS UNDERSTOOD AND AGREED that the Lessor herein will pay all taxes that may be levied or assessed against said property covered by this lease and will at all times keep the same free of any lien or encumbrance. Should the Lessor permit any taxes against said property to become in arrears and unpaid or any lien or encumbrance to be filed against said property, the Lessee herein shall have the right to pay the same and deduct the amount so paid from any future rent on said premises.

In the event one month's rent is in arrears and unpaid for a period of thirty days, this lease shall terminate at the option of the Lessor or in the event the Lessee is adjudicated bankrupt or is placed in the hands of a receiver, this lease shall thereupon terminate at the option of the Lessor.

IT IS UNDERSTOOD AND AGREED that the Lessee herein shall have the right to sublease said premises or any portion thereof or assign this lease, but by so doing, shall not be relieved from the payment of the rental herein stipulated.

IT IS UNDERSTOOD AND AGREED that the Lessee shall have the right to make such improvements to said premises as he may see fit including the right to construct and maintain thereon any improvements, fixtures or equipment but upon termination of said lease by expiration or otherwise, said improvements shall not be removed from said premises but shall become the property of the Lessor herein.

WITNESS our hands and seals this 18th day of October, 1950.

In the presence of:

Margaret M. Hall
Edith C. Southern

E Howard

(SEAL)

Lessor

E. Howard, as Agent for George J. Howard, Sam Howard, John P. Howard, and Ernest J. Howard

R B McCorkle

(SEAL)

Lessee

R. B. McCorkle, d/b/a McCorkle Oil Company