

THIS AGREEMENT MADE THIS 20th day of February, 1956, between Cecil Alverson, Party of the First Part, and King Oil Company, a corporation organized under and existing by virtue of the laws of the State of South Carolina, Party of the Second Part, WITNESSETH:

1. That the Party of the First Part, for and in consideration of the covenants and agreements hereinafter mentioned to be kept and performed by the Party of the Second Part, has demised and leased to the Party of the Second Part the following described premises:

"All that certain lot of land in Oaklawn Township, Greenville County, State of South Carolina, known and designated as tract No. 21 on plat of Woodville Farms made by Dalton and Neves in September, 1943, which plat is recorded in plat book M at page 79, in the office of the Register of Mesne Conveyance for Greenville County, South Carolina and according to said plat is described as follows:"

BEGINNING at an iron pin on the eastern line of the Augusta Road at the corner common to lots Nos. 21 and 22, as shown on said plat, and running thence N. 79-27 E. 360 feet to iron pin on the Western line of lot No. 20; thence S. 21-49 E. 151.4 feet to iron pin in a certain County Road shown on said plat, and running thence S. 87-10 W. 374 feet to stake on the eastern line of the Augusta Road; thence along the eastern line of the Augusta Road N. 21-20 W. 100 feet to the place of beginning.

FROM THE 1st day of March, 1956, for a term of ten (10) years from thence next ensuing, and to expire on the 28th day of February, 1966, yielding therefor during the term of the said rental the sum of one (.01) cent per gallon for each gallon of gasoline sold upon the leased premises, said gallonage rental to be paid in monthly *installments* on or before the 15th day of each calendar month, each installment to be computed upon the number of gallons of gasoline so sold during the next preceding calendar month as shown by books of the Party of the Second Part; provided, however, that the said rental to be paid by