

specifications approved and supplied by LESSEE and approved by LESSOR at a cost not to exceed Sixty-Five Thousand and no/100 (\$65,000.00) Dollars with any excess over Sixty-Five Thousand and no/100 (\$65,000.00) Dollars to be paid by LESSEE. The lease period shall begin on the date the service station is completed and accepted by LESSEE, but not later than four (4) months from the date hereof. LESSOR shall not be responsible for any delay in completion of improvements and occupancy of the premises, unless the same are directly caused by LESSOR. Said lease shall be for a period of fifteen (15) years.

NOTICES

All notices under this lease shall be given to LESSOR, Wade Hampton Blvd., Rt. 3, Taylors, South Carolina 29687, and LESSEE, P. O. Box 7058, Savannah, Georgia 31408.

LEASE RENTAL

LESSEE agrees to pay to LESSOR as rental for said premises the sum of Seven Hundred and no/100 (\$700.00) Dollars per month payable in advance.

TAXES AND LICENSES

The LESSEE shall pay all taxes on the said leased property, including real property taxes. LESSEE further agrees to pay all taxes applicable to the operation of its business.

OTHER LIABILITIES AND INSURANCE

LESSOR agrees to maintain the roof of the building only, exclusive of mansards and canopies, in a good state of repair, and LESSEE agrees to keep the remaining property and improvements thereon in good condition, natural wear and tear excepted, and be solely and wholly liable for any damages which may occur to said property or to any person or persons using or coming upon said premises due to its failure to exercise ordinary care, it being understood that during the effective period or periods of this

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