

Page 2.

(3) Lessee shall yield and pay as rental for said premises for and during said term as follows:
The sum of One Hundred Fifty and 00/100 (\$150.00) Dollars, per month, payable in advance not later than the 15th day of each and every month; all rents herein may be paid by check or draft, payable to the order of K. S. Conrad, and mailed to Lessor at 11 Whitsett Street, Greenville, S. C., or to such other address as Lessor may from time to time hereafter direct. It is understood and agreed that no rentals shall accrue hereunder until Lessor delivers possession of said premises to Lessee and Lessee accepts possession thereof. If at any time during the term of this lease Lessor shall be indebted to Lessee on any account whatsoever, Lessee shall have the right to apply any rental subsequently accruing hereunder upon said unpaid indebtedness of Lessor, and Lessor agrees that the amount so applied shall constitute rental payment hereunder. In the event Lessee shall be in default in the payment of rental or otherwise, and shall remain in default for a period of thirty (30) days after notice from Lessor by registered mail to it of such default, Lessor shall have the privilege of terminating this lease and declaring same at an end and shall have all of the remedies now or hereafter provided by law for recovery of rent and repossession of the demised premises.

(4) Lessor covenants and agrees to and with Lessee, its successors and assigns, that the rents and charges being paid in the manner and at the time herein prescribed, and the covenants, conditions and warranties herein being all and singular kept, fulfilled and performed, Lessee, its successors and assigns, shall lawfully and peaceably have, possess, use and occupy the premises hereby leased during the term herein granted without any hindrance, disturbance or molestation from Lessor; and Lessor in addition thereto warrants and covenants to and with Lessee to place Lessee in possession of said demised premises on the 27th day of May, 1932, free from the claims of all parties in possession and third parties claiming rights in and to the use of said premises, and shall reimburse and hold Lessee harmless from all damages and expenses which Lessee may suffer by reason of any restriction, encumbrance or defect in the title of Lessor, or by reason of breach of the covenant of quiet enjoyment in and to the use of the demised premises during the term of this lease.

(5) It is mutually covenanted and agreed by and between the parties hereto that if Lessee shall be unable to obtain the necessary permits, permissions, consents and authorizations to operate and maintain an oil and gasoline filling and service station on the demised premises, this lease shall cease and terminate on and as of the date of notice from Lessee to Lessor of its inability to secure such rights and authorities. It is also understood and agreed that if at any time during the term of this lease the use of said premises as an oil and gasoline filling and service station, or the driveways and/or approaches thereon or thereto, is prohibited, limited, or restricted by City, County or State authorities, or by decree of any court, or for any other cause except on account of Lessee's fault or neglect; or if at any time during the term of this lease any part of the premises herein leased is taken by lawful authority for any public improvement, and the remaining portion of said premises not so taken shall not be sufficient, in Lessee's opinion, for Lessee to conduct its business thereon;— Lessee shall have the option of terminating and cancelling this lease on and as of the date the right to maintain said station, driveways or approaches is so denied, or said premises are so taken. In the event of cancellation or termination for any of the causes enumerated in this paragraph, Lessee shall be liable only for the rentals accrued and earned to the date of termination and cancellation of this lease, and Lessor shall refund to Lessee any rental paid in advance for a period subsequent to the date of termination and cancellation of this lease. If a portion of the said premises be taken pursuant to lawful authority for public improvements, and Lessee shall not elect to cancel this lease, same shall terminate only as to the part so taken, and the rental reserved hereunder shall abate in proportion to the number of square feet taken from said premises for such public improvements.

(6) Lessee shall have the right and privilege of erecting, placing, maintaining and operating on said premises, on, under and above the ground any and all structures, improvements, pumps, tanks, containers, piping, appliances and equipment of whatever kind that it may require or desire to use in the conduct of its business of storing, distributing and marketing the products of refined petroleum and other of its commodities by means of a gasoline and oil filling and service station, or otherwise; it being expressly understood that Lessee, its successors, sublessees, licensees and assigns, is not hereby restricted from using said premises for any other lawful purpose; and also such signs and advertising devices upon said premises and adjacent thorough-fares as may be permitted by municipal authority. It is understood and agreed that any and all devices

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