

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

9. If Lessor is not the owner of the demised premises, he agrees to secure from the owner his 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 so paid shall be credited upon and deducted from the rents herein provided for to the same extent as if paid to the Lessor in cash.

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

11. 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.

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

13. The Lessor hereby covenants that he is the owner of the said premises and property, building equipment, etc., and will maintain, or to at least maintain a valid and subsisting lease of said property, with authority to make the lease herein contemplated, if Lessor of said property, a copy of which is hereto attached which is certified to be a true and correct copy of the original, 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 his 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.

H. H. Stinespring
 R. H. Harris



Mutual Petroleum Co., Inc. (Seal)
 James V. Robinson, Sec. Treas. (Seal)
 Lessor

R. H. Lummie
 E. W. Under Bucken



The Atlantic Refining Company
 by E. J. Henry, Vice President
 and J. B. McKam, Secretary

State of South Carolina }
 County of Greenville }

Personally appeared before me H. H. Stinespring who, being duly sworn says that he saw the within named J. V. Robinson as Sec. Treas. and of Mutual Petroleum Co. Inc. sign, seal and do his several acts and deeds, deliver the foregoing instrument for the purpose therein named and that he, with R. H. Harris witnessed the execution thereof. Sworn to before me and this certificate

given under my hand and seal, this 28th day of March, 1933. H. H. Stinespring
 R. H. Harris

Oliver H. Newirth L.S.
 Notary Public
 My Commission expires at will of the Governor

(Over)