

Page 4.

All replacements or repairs to any of Lessor's buildings, improvements or equipment on said premises, other than those occasioned or made necessary directly and proximately by Lessee's negligence or misuse, shall be made by lessor at its own expense, and in the event of Lessor's failure to make such replacement or repairs within a reasonable time after receipt of written notice for Lessee, such replacement or repairs may be made by Lessee for the account and at the sole cost and expense of Lessor.

In witness whereof, the parties hereto have duly signed these presents and affixed their respective seals, the day and year first above written.

Witness: J. R. Ballentine,
W. A. Bull.

Mrs. Alice E. Freeman (SEAL)
Mrs. Alice E. Freeman.

Witness: M. L. Bannon.
W. J. Walsh

The American Oil Company,
BY: J. P. Canshein,
C.H.T.,
President.

ACKNOWLEDGMENTS

State of South Carolina,
County of Greenville, S.S.

Personally appeared before me J. R. Ballentine, who being duly sworn, says that he saw the within named Mrs. Alice E. Freeman, sign, seal and as her act and deed deliver the foregoing instrument for the uses and purposes therein mentioned, and that he with W. A. Bull witnessed the execution thereof and subscribed their names as witnesses thereto.

As witness my hand and Notarial Seal this 31 day of Oct. 1934.

Frances Raines,

Notary Public,
My commission expires at pleasure of Gov.

State of South Carolina,
County of Greenville.

The undersigned Executrix of the Estate of M. D. Earle, mortgagee, holding a mortgage from Alice E. Freeman, recorded in Mortgage Book 215, Page 114, R. M. C. Office for Greenville County, for value received consents to the foregoing lease, and that the American Oil Company is to pay H. K. Townes, Attorney, Fifty (\$50.00) Dollars a month and Alice E. Freeman the remainder of the rental until such time as a court of competent jurisdiction shall order a different disbursement of the rents or you shall receive a notice for Alice E. Freeman, the Earle Estate and H. K. Townes, Attorney,

Witness: J. R. Ballentine,
Mary Seyle.

Lila Sasley Earle, Ex.,
Executrix of the Estate of M. D. Earle.

H. K. Townes,
Attorney for the Estate of M. D. Earle.

S. C. Stamps \$1.50

Recorded this the 21st day of January, 1935, at 8:30 A. M.