

Page 2.

Lessee shall have the right and privilege of erecting, placing, constructing, equipping, maintaining and operating on the demised premises and in connection with said station any and all structures, improvements, appliances containers and conveyors of whatsoever kind, on and under and above the ground, it may desire to use or may require in operating transacting, carrying on and conducting on said premises its business of storing distributing and marketing products of refined petroleum. Any installation heretofore or hereafter made by Lessee of its equipment, of its signs advertising its business, or of any of its property upon said premises shall be conclusive evidence of Lessee's entry into possession of said premises under the terms of the within lease.

Lessee shall have the right to make proper connections with any and all water, gas, ad and sewer-lines, and pipes on the demised premises, and may continue the use and service thereof during the term of this lease.

In the event Lessee shall be in default in the payment of rentals hereunder, or otherwise, and shall remain in default for a period of thirty (30) days after notice inwriting from Lessor to it of such default, Lessor shall have the privilege of terminating this lease and declaring the same at an end, and of repossessing itself of the premises, and Lessor shall have the remedies now provided by law for recovery of rent and repossession of premises in the event Lessee shall remain in default.

In the event Lessee is unable to obtain all permits and permissions necessary to install, operate and maintain on the leased premises the necessary buildings and equipment for conducting its business as herein provided, or if at any time hereafter Lessee is prevented by operation of law from using said station and premises for the purposes aforesaid, then and in any of said events Lessee may, at its option, cancel this lease and be relieved of any further liability hereunder.

On the termination of this lease by lapse of time or otherwise, Lessee may, at its option and at its own expense, remove from the demised premises any and all improvements and equipment of whatsoever nature placed or owned by it on the demised premises; and after such removal shall restore the surface of the ground to its uniform level and even condition, free from all excavations and from debris.

This Agreement shall be binding upon and inure to the benefit of Lessor and Lessee and as well the grantees, heirs, executors, administrators, successors and assigns of Lessor, and the successors and assigns of Lessee. Lessee shall have the right to assign this lease or sublet the premises or any part thereof, or allow third parties to occupy and use the same.

Witness the hands and respective seals of the parties hereto respectively witnessed or attested the day and the year first above written.

Signed, sealed and delivered in the presence of:

C. F. McCullough.
J. Horace Smith

C. T. Echols Inc. (SEAL)
C. T. Echols, (SEAL)

Pres. & Traas.

Party of the First Part, Lessor.

Sinclair Refining Company, (SEAL)

BY: A. F. Bullock.
DISTRICT Manager

Party of the Second Part,
Lessee.

Lessor's Acknowledgment.

State of South Carolina.
County of Greenville

SS

On this 10th day of April 1930 before me, the undersigned, a Notary public in and for said County and State, personally appeared the above named Lessor, personally known to me, and to me acknowledged that Lessor executed the above and foregoing Lease for the uses, purposes and considerations therein expressed, and that the execution of the same was the free and voluntary act and deed of the Lessor, and I further certify, if Lessor is a corporation, it appeared by the officer who signed on its behalf, and such officer to me acknowledged that the execution of said lease was by authority duly granted.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and the year last above written.

My commission expires at the pleasure of The Governor

H. L. Curry.
Notary Public.



LANDOWNER'S Consent. (Must be procured in all instances)

The undersigned, owner (herein referred to in the singular number whether one or more) of the premises hereinabove described, hereby consents to the subletting of same in accordance with the above and foregoing agreement.

Witness:

J. Sower Smith.

Norris Bros.

BY: D. L. Norris,
Owner, Pres & Traas.

State of South Carolina, County of Greenville,

Personally appeared before me J. Horace Smith, and made oath that he saw the within named Sinclair Refining Co., sign, seal and as its act and deed deliver the within instrument and that he witnessed the execution thereof.

Sworn to before me this 8th day of Sept. A. D. 1930

J. Horace Smith.

J. Walter Moon, (SEAL)

Notary Public S. C.

