

In the event of damage to said property by fire or other casualty the rent shall abate until the repair or work of rebuilding the improvements is completed, at which time Lessee shall take possession of the improvements and pay the pro-rata portion of the rent for the current month, thereafter paying rental on the 15 th day of each month as herein provided.

6. At the expiration of the term, or any renewal thereof, Lessee shall have the right and privilege of removing all equipment, supplies and fixtures of every kind and nature placed or purchased on the premises by the Lessor.

7. At the expiration of the term hereby created, or any renewal thereof or upon the termination of this lease by forfeiture or otherwise, Lessee agrees to surrender unto the Lessor peaceable and quiet possession of said premises.

8. Lessor warrants that he is the owner of a fee simple, marketable, title to the above described property, and that he will warrant and forever defend the said premises unto the said Lessee, its Successors and Assigns, against the Lessor and his Heirs and against every person lawfully claiming or to claim the same or any part thereof. Lessor further agrees that if any flaw be found in the title, at any time during the term of this lease, that the Lessor, at his own expense, will take such action or file such proceedings as may be necessary to remove any cloud on title, to the end that Lessee will enjoy peaceful and uninterrupted possession during the term of this lease.

9. It is understood and agreed that no rent shall be payable unless and until the Lessor obtains, from the Webster Oil Company, a written release or consent which will permit Lessor to rent and take possession of the leased premises.

10. The terms and conditions of this lease shall extend to and be binding upon the heirs, executors, administrators, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, the Lessor has set his hand and seal hereto at Greer, South Carolina, and the Lessee has caused these presents to be executed by its Vice-President the day and year first above written.

In the presence of:

✓ Rob. Harris

James H. McHenry

✓ J. S. Dillard (SEAL)
LESSOR

GREENVILLE PETROLEUM COMPANY, INC.

BY *Richard E. Mitchell* (SEAL)
VICE-PRESIDENT LESSEE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

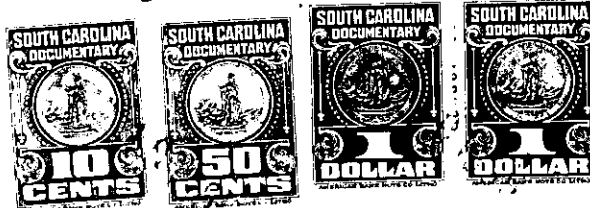
Personally appeared before me *R. P. Harris* who, being duly sworn says that he saw the within named J. S. DILLARD, Lessor, and GREENVILLE PETROLEUM COMPANY, INC., by Richard E. Mitchell, Vice-President, as Lessee, sign, seal and as their acts and deed, execute the within Lease Agreement, and that he with *James H. McHenry*, witnessed the execution thereof.

SWORN to and subscribed before me this ___ day of January, 1959.

James H. McHenry (SEAL)
Notary Public for S. C.



✓ Rob. Harris



Recorded February 19, 1959 at 10:21 A. M. #21349