

Thousand Five Hundred (\$12,500.00) Dollars in cash. In event of the purchase of the property at any time during the term of this lease by the party of the second part the rent shall be prorated to the day of the closing of the sale. During the term of this lease the lessor shall pay all taxes and assessments of any kind levied against the real estate, improvements and equipment. In event of the purchase of the property by the party of the second part current taxes shall be prorated as of the day of the purchase. In event of damage or destruction of the improvements located upon the above described real estate by fire or other casualty the party of the first part shall proceed immediately to repair or restore the damage and shall repair or rebuild the buildings as expeditiously as possible and within sixty (60) days from the date of such damage or destruction. The rental herein provided shall be suspended for such period of time as the party of the second part is unable to use the premises in the ordinary course of business and the term of this lease shall be extended by such length of time.

The personal property referred to in this agreement is described as follows:

Two (2) electric Tokheim pumps
 Two (2) 3000 gallon tanks above ground
 One (1) 4000 gallon storage tank above ground
 One (1) air compressor and tank
 One (1) oil display rack

To the full and faithful performance of this agreement the parties hereunto do hereby bind themselves, their heirs, executors, administrators, successors and assigns.

WITNESS our hands and seals this the 8th day of February, 1960.

William B. Phillips (L.S.)

RED DIAMOND OIL COMPANY

BY: Fred C. Holder
 ITS President

LAW OFFICE OF
 FELIX L. FINLEY, JR.
 PICKENS, S. C.

In Presence Of

[Signature]
J. C. Holder