

It is understood and agreed between the parties hereto that the lease agreement heretofore executed between Sue C. Ashmore and John P. Ashmore, her husband, and Lessee with a beginning date of May 1, 1953 covering a portion of the property herein demised, shall remain in full force and effect with payments to be made thereunder by Lessee to Sue C. Ashmore, as provided therein until such time as the term of this lease shall commence at which time said previous lease shall terminate.

IV. Lessee, its successors and assigns, covenants and agrees to pay to Lessor as rental for the demised premises the sum of Five Hundred Fifty Dollars (\$550.00) per month, or a proportionate amount for any fraction of a month, payable monthly in advance on the first day of each and every month during the term of this Lease.

V. Lessee covenants and agrees that it will apply for and obtain, at its sole cost and expense, such licenses and permits as are required lawfully to construct and operate a new gasoline filling and service station and car wash upon the premises in accordance with plans and specifications for such improvements as prepared and submitted by Lessee. All such permits or licenses, when issued, will be in accordance with such plans and specifications or otherwise in form acceptable to Lessee. Lessee further covenants and agrees that such plans and specifications for improvements will be approved by the Planning and Zoning Commissioner for the City of Greenville, and all improvements will comply with the applicable City and County of Greenville rules and regulations pertaining thereto.

VI. Lessor hereby grants unto Lessee the following options to renew this Lease:

(a) An option to renew this Lease for a further term of Five (5) years next succeeding the term of this Lease, at a rental during such first renewal term of Five Hundred Fifty Dollars (\$550.00) per month.

(b) A further option to renew this Lease for an additional term of Five (5) years next succeeding the expiration of the first renewal term abovementioned, at a rental during such second renewal term of Five Hundred Fifty Dollars (\$550.00) per month.

If Lessee shall exercise the above options to renew, or any of them, it shall do so by written notice to Lessor not less than sixty (60) days prior to the expiration of the original or the renewal term hereof, as the case may be.

It is understood and agreed that in the event of the exercise by Lessee of any of the above renewal options, all the other covenants, terms, provisions and conditions of this Lease shall remain in full force and effect during any such renewal term.

VII. Lessor represents that the said premises may be occupied and used by Lessee, its successors and assigns, for the purpose of a drive-in gasoline filling and service station and car wash and subject to the provisions of Paragraph V above, for the erection of buildings and installation of equipment necessary or desirable to operate the same; and Lessee warrants that it will obtain in accordance with the provisions of said Paragraph V adequate licenses, permits and franchises from the proper authorities, City, County, State or otherwise for the construction, lawful maintenance and operation of a drive-in gasoline filling and service station and car wash on the demised premises and that it will maintain the aforesaid licenses, permits and franchises in full force and effect during the term, or any renewal, of this Lease, as the case may be.

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