

This Agreement, made this 7th day of May in the year 1930, by and between  
 T. C. Henderson, hereinafter called Lessor, which expression shall include personal represen-  
 tatives, heirs, successors or assigns, as the case may be, where the context so requires or  
 admits, and Standard Oil Company of New Jersey, a corporation of the State of Delaware, hereinafter  
 called Lessee, which expression shall include its successors and assigns where the con-  
 text so requires or admits.

Witnesseth: Lessor does hereby demise and lease unto Lessee all that lot, piece or par-  
 cel of land situate in the Town of Greer, County of Greenville, State of South Caro-  
 line, described as follows: That is to say, One lot of land in said County and State located  
 on Greenville-Greer Highway, State Highway #20, about three quarters of a mile from city  
 limits of Greer, S.C. starting at an iron post, running 60 feet in a northeasterly direction,  
 adjacent to a property of J. O. Vaughn; thence running east 66 feet; thence running in a westerly  
 direction 60 feet to State Highway property; thence running 100 feet in a northwesterly direction  
 parallel with Highway #20 back to starting point together with the buildings, improvements and equipment thereon or connected therewith, all of  
 which are listed in the Schedule hereto attached, and marked Schedule A.

To hold the premises hereby demised unto Lessee for the term of 2 years-10 months,  
 beginning on the 15th day of May 1930 and ending on the 1st day of April 1933;  
 Lessee paying therefor, as rental each month an amount equivalent to one cent (1 cent) per  
 each gallon of gasoline and other motor fuels sold during the month at said premises by the  
 lessee or its agents or assigns. Payments of said rental are to be made on or before the tenth  
 day of the month following the month in which the rental is earned. Lessee shall keep such  
 books and records as will accurately show the number of gallons of gasoline and other motor  
 fuels sold at the demised premises and will permit the Lessor to examine and inspect such books  
 and records at any time and from time to time when the Lessor desires so to do.

- The above letting is on the following terms, conditions and covenants, to wit:
1. Lessee shall pay the specified rent at the times and in the manner provided.
  2. The said premises may be used as a gasoline filling and automobile service station, in-  
 cluding the storage and sale of gasoline and other petroleum products, and all automobile sup-  
 plies and accessories.
  3. Lessor agrees to pay all taxes, assessments, water bills, and all other taxes or charges  
 that may be levied against said premises and Lessor also agrees to pay all bills or charges for  
 light, power and heat incurred in the use of said premises. If at any time during the term  
 hereof Lessor is not employed by Lessee to operate said premises, then Lessee agrees to pay all  
 bills of charges for light, power, heat and water incurred by Lessee, or its employees, or sub-  
 lessees at said premises. Should Lessor fail to pay any such taxes, bills and charges when  
 due and payable, Lessee shall have the right to pay the same, and to charge the same to Lessor,  
 and Lessee may withhold from any rentals payable hereunder as they accrue such amounts as may  
 be necessary to fully reimburse Lessee.
  4. If and in the event the duly authorized authorities of the town, county, or other sub-  
 division of the State, now in existence or hereafter created, in which said premises are located  
 shall refuse to grant, or having granted, shall rescind any permit necessary for Lessee to store  
 and sell at said premises gasoline and other petroleum products, or to use the premises for the  
 sale of such products, or shall pass a law or issue an order which shall in the judgment of  
 Lessee necessitate the removal of the tanks or other appliances owned, placed or used on the  
 premises by Lessee in the conduct of its business, or imposing such restrictions upon the con-  
 duct of its business as shall in its judgment necessitate the discontinuance of its business  
 on the premises, then and in either of such events, this lease shall at the option of Lessee  
 become null and void and all obligation to pay the rental hereunder shall cease and determine.
  5. Lessee is hereby given the right to move, remove, change or alter any building, structure,  
 tanks, curbing, pavement or driveways now on said premises and to construct, build, and place  
 upon said premises such buildings, structures, equipment and machinery as shall in its opinion  
 be necessary to use and operate said premises. Lessee is hereby given the further right to  
 paint said buildings, structures, tanks and equipment in any colors it shall select and to paint  
 thereon such of its trademarks and other signs, devices and advertisements as it shall elect.
  6. Upon the expiration or termination of this lease for any cause Lessee is to return the  
 property herein described to Lessor ~~whitex~~ and Lessee shall restore said premises to the con-  
 dition existing on the date hereof, ordinary wear and tear excepted, provided, however, Lessee  
 shall not be required to replace or relocate any building, structures, tanks or machinery re-  
 moved or relocated with the express consent of Lessor. Lessee shall have the right to remove  
 from said premises all buildings, structures, pumps, tanks, machinery and equipment placed  
 thereon by Lessee.
  7. In case the premises are rendered unfit for occupancy by fire, storm, explosion, or any  
 other cause, no rental shall accrue or is to be paid from the beginning of such unfitness for  
 occupancy until the property is put in tenantable condition, and Lessee is able to and does oc-  
 cupy said premises for the purposes herein described. Lessor agrees to immediately replace, re-  
 pair or reconstruct any buildings, structures or equipment on the premises in the event that  
 they are rendered unfit for occupancy or to reconstruct or replace said buildings, structures,  
 or equipment with buildings, structures and equipment of like value and like character and con-  
 struction. Should Lessor fail or refuse to immediately commence and proceed expeditiously to  
 repair or reconstruct the premises, Lessee has the right at its option to repair or reconstruct  
 the same, and in the event Lessee shall have a lien upon said premises for the amount expended  
 therefor, and is hereby authorized to withhold all rents as they accrue until it shall be reim-  
 bursed for said expenditure, or Lessee shall have the right and option to cancel this lease  
 without further liability.

(OVER)