

State of South Carolina  
County of Greenville

This indenture made and concluded at Greenville, South Carolina, by and between Rush Realty Co., a corporation of the State of South Carolina with its principal place of business at Greenville in said State, hereinafter referred to as the Lessor, and the Peoples Oil Co., a corporation of the State of South Carolina with its principal place of business at Charlotte, North Carolina, hereinafter referred to as the Lessee, Witnesseth:

That the Lessor in consideration of the rental herein after mentioned have granted, bargained and leased, and by these presents do grant, bargain and lease unto the Lessee, full and certain piece, parcel or lot of land situated in Ward four of the City of Greenville, S. C., on the corner of McKee Avenue and Grove Street in said City, and having a front age of 62 1/2 feet on McKee Avenue and 75 feet on Grove Street, together with the building thereon, for a term of years commencing on November 1, 1932 and ending on the 31st day of January, 1940, and the said Lessee in consideration of the above agreed premises for the said term promised and hereby agrees to pay the said Lessor the sum of Twelve Hundred (\$1200.00) Dollars per annum, payable in monthly payments of One Hundred (\$100.00) Dollars on the first day of each month in advance.

The Lessee hereby agrees to keep all the repairs on the building station at its own expense during the life of this lease. The Lessor to pay all taxes and insurance on said premises. And the payment of the rent and all other covenants contained in this lease are to be guaranteed by the Peoples Oil Co. of Atlanta, Ga.

It is further understood and agreed that the Lessee upon the due performance of all the covenants contained herein and upon the payment of the rent when due as herein provided, the Lessee shall have the right to occupy said premises for the term herein stated. But upon the Lessee's failure to pay the rent promptly when due or to carry out any of the other provisions contained in this lease, then the Lessor shall have the option of terminating said lease.

It is further understood and agreed that the Lessee shall have the right and privilege of sub-letting or assigning this lease but its obligation hereunder shall not be in any way affected and the Lessor shall be still bound for the performance of all the covenants and agreements herein contained in this lease.

It is further understood and agreed that this agreement shall be binding upon the parties hereto, their heirs, legal representatives, successors or assigns.

In Witness Whereof the parties hereto set their hands and seals in duplicate this the 1st day of December, 1932.

In the presence of  
Oscar Hodges  
Jesse O. Hunt

Rush Realty Co.      l.s.  
By B. F. Rush      President  
Lessor

M. G. Fudge  
James Halton

Peoples Oil Co.      l.s.  
By Robert Patten  
Lessee

State of South Carolina  
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Personally appeared before me Jesse O. Hunt who being duly sworn says that she saw B. F. Rush as President of the Rush Realty Co. Lessor, sign seal and deliver his act and deed deliver the foregoing written Lease for the uses and purposes therein stated and that she with