

### Atlantic Service Station Lease Agreement.

This Lease Agreement, made and entered into this 1st day of January 1933, by and between Mutual Petroleum Co., Inc. of the County of Greenville, State of South Carolina hereinafter called Lessor:

#### Witnesseth:

1. Lessor hereby grants, leases, and demises unto the said Lessee a certain plot of ground located in, near Town of Groer, County of \_\_\_\_\_ State of South Carolina, described as follows:

One lot of land situated in above County and State and at the rear of Appalache Mill Store extending thirty (30) feet North thence thirty (30) feet East thence thirty (30) feet South thence thirty (30) feet West back to beginning point, all of plot being a part of the estate-Managhram Co. property together with all buildings or portions of buildings located thereon or to be erected thereon, with driveway and street front privileges and also any and all pumps, tanks, fittings, and other equipment incident to the use of said property as a service station for the sale of petroleum and petroleum products, installed thereon.

2. This lease to become effective on the 1st day of January 1933, and it remain in full force and effect for a period of one year.

3. In consideration and rental for the premises, said Lessee shall order and pay to the Lessor monthly an amount equivalent to one cent (1%) per gallon on the total number of gallons of Atlantic White Gas and/or motor fuels sold upon said premises by the Lessee, or its sub-tenant or tenants. Payment of said rental is to be made on or before the fifteenth day of each month, and shall be based upon statements furnished from the records of the Lessor as to such sales of Atlantic White Gas and/or motor fuels during the preceding six (6) months. Provided, nevertheless, that the minimum rental hereinafter shall be one dollar (\$1.00) per month.

4. If at any time during the term hereof Lessor shall be indebted to Lessee on any account whatsoever, Lessee shall have the right to apply any accrued rentals upon said unpaid indebtedness of Lessor, and Lessor agrees that the amount so applied shall constitute rental payment hereunder.

5. The Lessee as hereby given the option of purchasing said premises, building and equipment thereon or incident thereto, at any time prior to the expiration of this lease, or any renewal thereof, for the sum of no purchase, provided said Lessee shall give Lessor notice in writing of its election to exercise said option of purchase at least thirty (30) days before the expiration of said lease or any renewal thereof, and if wife of said Lessor joins in this option and agrees that in the event of the purchase of said property of Lessee she will join Lessor in the execution of a proper deed of conveyance, and said Lessor and his wife jointly agree that they will convey said property to the Lessee by marketable record title free and discharged of all liens and encumbrances, by good and sufficient Warranty Deed, with release of dower, homestead or other rights of the wife, and to that end will furnish abstract showing marketable title to said land in the Lessor, free and discharged of liens and encumbrances.

6. The Lessor agrees to pay taxes and assessments, municipal, state, and county, assessed against said premises incident to the operation of said premises. Lessor, at his own cost and expense, also agrees to keep and maintain the leased premises in good, safe and proper condition during the term of this lease or any renewal thereof.

7. The Lessee agrees to pay any and all license fees, occupation taxes and/or privilege taxes imposed upon the sale of petroleum products on the demised premises, and