

10. Lessor covenants and agrees that he will not at any time during the continuance hereof engage, directly or indirectly, in the business of handling and/or selling from the demised premises, or any other property within a radius of 2,000 feet therefrom, any petroleum products other than the products of Lessee, and that he will not advertise nor permit to be advertised from such property any petroleum products other than the products of Lessee; hereby further agreeing that he will not during such period sell, lease or otherwise dispose of such property to be used for any of the purposes aforesaid.

11. It is further understood and agreed between Lessor and Lessee that Lessee shall have the right and option to purchase the property hereinbefore described, including the property described in Schedule "A" hereto attached for the sum of no option Dollars at any time during the term hereof or any renewal. In the event Lessee desires to exercise said right and option to purchase, it shall give notice in writing of its intention so to do at least ten (10) days prior to the date when said sale is to be completed and at the time specified in said notice and upon the payment of said purchase price Lessor will execute and deliver to Lessee or its successors or assigns a good and sufficient deed with full covenants and warranty sufficient to convey to Lessee good and marketable title in fee simple to the property described herein and in Schedule "A" attached free and clear of all liens and encumbrances of whatsoever kind and character.

12. The terms, covenants and conditions hereof shall bind and inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors and assigns.

13. And, wife of the said _____ does hereby acknowledge that she is acquainted with the terms and provisions of the foregoing lease and does hereby join in the execution of these presents for the purpose of giving her consent thereto, hereby agreeing to be bound by all the terms, covenants and provisions thereof.

In witness whereof, the parties hereto have caused these presents to be duly executed the day and year first above written.

Witness: J. R. Ballentine,

O. R. Ware, (SEAL)

Attest: W. J. Walsh.

The American Oil Company
BY: J. P. Canstein,
President.
C. H. T.

Lessor's Acknowledgment.

State of South Carolina,
County of Greenville,
City of Greenville.

I, A. W. McDavid, a Notary Public for the State, County and City aforesaid do hereby certify that O. R. Ware, whose name is signed to the writings above bearing date on the 7th day of December 1934, has acknowledged the same before me in my County aforesaid.

Given under my hand and Notarial Seal this the 10 day of December, 1934.

My commission expires at the pleasure of the Governor.

A. W. McDavid (SEAL)
Notary Public.

Schedule A.

(List below only equipment belonging to the Lessor)

Landlord's Consent.

The undersigned, owner of the premises referred to in the within lease, consents to the sub-letting of said premises unto The American Oil Company, as therein set forth, and agrees that The American Oil Company may enter upon said premises at any time and remove therefrom any and all improvements and equipment placed thereon by it or acquired by it from any predecessor in title, hereby waiving all right to levy and/or distrain against said improvements and equipment either for rent or otherwise.

The undersigned further agrees that in the event the Lessor named in the foregoing lease defaults in any of the terms or conditions of the lease under which the Lessor holds the above described property the undersigned will give written notice thereof to The American Oil Company at its Home Office in Baltimore, Maryland, by registered mail, such notice to be accompanied by a copy of the original lease and any supplements thereto under which said Lessor is occupying the premises; it being understood that as long as The American Oil Company shall, after receipt of said notice of default, pay or cause to be paid to the undersigned, the monthly rental thereafter accruing under the lease of the undersigned to the said Lessor, the right of The American Oil Company to remain in possession of the said premises under the terms and provisions of its said lease shall not be disturbed, provided The American Oil Company shall notify the undersigned in writing within ten days after receipt of said notice of default of its desire to retain possession of the said premises upon the terms and conditions aforesaid, but in no event shall The American Oil Company be obligated for any rental after the end of any month in which it may surrender the premises. In witness whereof, the undersigned has hereunto affixed his hand and seal the 8th day of December, 1934.

Witness: J. R. Ballentine,

O. R. Ware (SEAL)