LEASE AGREELENT

State of South Carolina, County of Greenville.

This Agreement of Lease, made and entered into this 18 day of September, 1935 by and between P. F. Cureton, of said State and County, party of the first part, and the Gulf Refining Company, a corporation organized and existing under the laws of the State of Texas, party of the second part;

WITNESSETH

That the said party of the first part (hereinafter called Lessor) has this day rented and leased to the party of the second part (hereinafter called Lessee), a certain parcel of land located in the Town of Simpsonwille, State and County aforesaid, and described as follows:

Commencing at an iron pin on the property line of J. M. Griffin at the Northeastern boundary of Main Street, running North 77 degrees 30 minutes East and with the line of J. M. Griffin, a distance of 100 feet to an iron pin; thence South 12 degrees 30 minutes East along the property line of L. S. Verdin and parallel with Main Street a distance of 100 feet to an iron pin; thance South 77 degrees 30 minutes West along the property line of S. R. Sloan a distance of 100 feet to an iron pin on the Northeastern boundary of Main Street; thence North 12 degrees 30 minutes West along the Northeastern boundary of bain Street a distance of 100 feet tothe point of beginning.

Said leased premises shall include the above described real estate, together with all improvements and buildings thereon, or to be erected thereon.

Said premises are leased for the purpose of the sale and storage of Gasoline, petroleum and petroleum products and for the conduct of any other lawful business thereon

Lessor proposes to erect, or is erecting, on the premises herein described, improvements to be used as a gasoline filling station, consisting of fage brick and stucco service station building, size 20 x 30 feet, with suitable office space, lubritorium, size 14 x 20, two rest rooms complete, cement floors, plastered walls, wood ceiling, composition roof, and having a canopy, size 14 x 16 feet and 5 inch concrete driveways, to be erected according to plans submitted by the Lessor, at a total cost of approximately Twenty-Six Hundred and Fifty dollars (\$2650.00), acceptable to the Lessee, and upon completion of said building and improvements the Lessor will immediately deliver the use and possession thereof to the Lessee herein for operation, who said improvements small be completed by the Lessor herein within minety days from the date of the execution of this agreement.

The term of said lease shall be for a period of ten years next ensuing from the date of the completion of the service station building and the delivery of same to the Lessee herein ready for operation. The effective date of this lease shall be determined by written notice from the Lessor to the Lessee that the premises are ready for operation, and acknowledgement of said notice by the Lessee, advising that said premises have been accepted and opened for operation. During the term of this lease the Lessee agrees to each and opened for operation of the term of this lease the Lessee agrees to accepted and opened for operation. During the term of this lease the Lessee agrees to accepted and opened for operation. During the term of this lease the Lessee agrees to accepted and opened for operation. every month in advance.

It is agreed that Lessor shall not terminate this lease for or on account of the failure of the Lessee or its Sub-lessees or assigns, to pay any monthly rental when due, or to comply with any other terms of this lease, without first giging to the Lessee a written notice of his intention to so terminate or cancel this lease, not less than thirty days prior to such cancellation or termination. If during the said thirty days