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prior to such cancellation or termination. If during the said thirty days period, the Lessee shall pay said rental installment or comply with the term or condition of the lease, stated in said notice, then the right of the Lessor to cancel or terminate the lease for the cause mentioned in the notice shall cease and be of no effect.

6.-

It is further agreed that if by ordinance, law or regulation of the United States or the State of South Carolina, or any political sub-division of either of said governments, it shall become unlawful to sell and/or store or deal in gasoline, petroleum and/or its products on said premises, or if the use of the premises herein demised shall be in any manner restricted for the purposes stated in this agreement, thereupon at the option of the Lessee, this lease may be immediately terminated, and all obligations of Lessee hereunder relieved and discharged.

7.-

Lessor agrees to pay all taxes upon the land and buildings and improvements thereon, and further agrees to keep the buildings and improvements in good condition and repair during the period of this lease. Lessee shall pay the taxes on its property and equipment on the leased premises.

8.

It is agreed that Lessee shall have the right to remove all of its equipment, including storage tanks, pumps, pipe lines, office equipment, signs, electrical and other kinds, and all trade fixtures and equipment used in the operation of the Lessee's business on said premises at the expiration of this lease or sooner determination, or any extension thereof, and that it may enter upon said premises at any time within ten days after the expiration of this lease or any extension thereof, for the purpose of removing any of its property and equipment and fixtures, or leased by it and installed on said premises.

9.

It is agreed that Lessee may make such additions, alterations and improvements upon the building on said premises, including the walls, partitions, electric wiring and lines, as to it shall seem best for the conduct of its business, or the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the Lessee, and without obligation upon the Lessor.

10.

In the event of the total destruction of the buildings and houses on the premises by fire, or otherwise, or such partial destruction thereof, as will render the same unfit for use and occupancy for the purpose stated in this lease, the Lessor shall within a reasonable time, not exceeding sixty (60) days, restore said buildings to as good condition as they were prior to said destruction or injury, and during the period from the destruction to the date of the restoration, the rent shall abate. Should the Lessor fail to restore said buildings and improvements within a reasonable length of time, not exceeding sixty (60) days, this lease may be cancelled at the option of the Lessee.

11.

Lessee shall have the right and privilege to assign this lease and/or to sublet said premises, in whole or in part, for the whole or any part of the term of this lease, or any extension thereof, upon such terms as to it shall seem best.

12.

It is understood and agreed that should the Lessee hold over the premises herein described beyond the determination by limitation of the term herein created, or any extension thereof, without first having renewed or extended this lease by written agreement, such holding over shall not be considered as a renewal or extension of this lease for any period longer than one month.

13.

The word "Lessor" herein shall be construed to include the said party of the first part and his heirs and assigns, and the word "Lessee" herein, shall be construed to include the said party of the second part, its successors and assigns.

In Witness whereof, the said parties have hereunto set their hands and seals in triplicate, this 18 day of September, 1935.

Signed, sealed and delivered in the presence of:

D. B. Leatherwood
Sammie Lurey

F. F. Cureton (SEAL)
Lessor

Mrs. Josephine Cureton (SEAL)
Wife of Lessor.

(OVER)