

TITLE TO REAL ESTATE

7. It is understood and agreed by and between the parties hereto that the Lessee shall keep said building, to be erected upon said lot, in a good state of repair and at the Lessee's own cost and expense and if said Lessee shall do any remodeling, improvements, or alterations, that it may deem necessary such shall be at its own cost and expense but that same shall not be made without the prior permission of the Lessor. The Lessee does further agree to insure said building by purchase of a policy or policies of insurance ~~against the~~ hazards of fire, with an extended coverage endorsement, for not less than Thirty-five Hundred and no/100 (\$3500.00) Dollars and shall deposit said policy or policies with the Lessor who shall be named with Lessee as additional insureds. Lessee shall have reasonable time in which to make repairs in case of fire or other damage.

8. The Lessor covenants and agrees that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this lease, by the said Lessee to be kept, observed and performed, the Lessee shall and may peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

9. It is further understood and agreed by and between the parties hereto that the covenants and agreements herein contained are binding upon the parties hereto as well as upon their respective administrators, executors, heirs, successors and assigns.

10. It is understood and <sup>agreed</sup> that the Lessee shall have the option to renew this lease for an additional period of five (5) years beginning at the expiration of this lease subject to the same terms as this lease except as to rental, which shall be at the same price offered to Lessor by any responsible proposed Lessee. If Lessee desires, it shall notify Lessor at least six (6) months prior to the expiration of this lease to get offers thereon and the Lessor shall, within sixty (60) days thereafter notify Lessee of such offers and Lessee shall have thirty (30) days thereafter to determine whether it will exercise the option to renew

11. It is understood and agreed that at the expiration of this lease, or the extended period of same, the Lessee shall have the right to remove all storage facilities for petroleum products and equipment, including hydraulic lifts and air compressors, used in dispensing same, together with sign poles and flood lights, whether attached to the realty or not,

IN WITNESS WHEREOF the parties hereto have hereunto affixed their hands and seal this year and day first above written.

WITNESSES:

<u>Lewis R. Williams</u>	<u>Harry L. Dawes</u> (SEAL) LESSOR
<u>S. E. Colvin, Jr.</u>	WEBSTER OIL COMPANY (SEAL)
	BY <u>W. M. Webster, Jr.</u> President
	AND <u>Harry L. Dawes</u> LESSEE Vice President & Treasurer

STATE OF SOUTH CAROLINA)  
COUNTY OF GREENVILLE(

PERSONALLY appeared before me Lewis R. Williams who, being duly sworn, says that he saw the within named Harry L. Dawes, Lessor, and Webster Oil Company by W. M. Webster, Jr., its President and Harry L. Dawes, its Vice President and Treasurer, Lessee, sign, seal and as their act and deed, deliver the within written instrument for the uses and purposes therein mentioned, and that he with S. E. Colvin, Jr. witnessed the execution thereof.

SWORN to before me this 31st day of December, 1946 Lewis R. Williams

S. E. Colvin, Jr. (L.S.)  
Notary Public for S. C.

S. C. Stamps \$6.32

Recorded June 18th, 1947 at 11:08 A. M. #11757