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ARTICLE III. ;

R E N T A L:

Lessee shall yield and pay as rental for said premises for and during the term of this lease a sum per month equal to one-cent (1¢) per gallon of all gasoline which Lessee may deliver to the service station during the month for which rental is to be computed, which gasoline shall be sold from and through said station; provided, however, that the rental payable hereunder during any one month of said term shall not be less than FIFTY AND NO/100 (\$50.00) DOLLARS; all rents hereunder being payable not later than the twentieth (20th) day of the month succeeding the month during which the same accrued.

Said rentals may be paid by Lessee's check, draft or voucher, payable to the order of Charles E. Saad, and mailed to such Payee at 3490 Augusta Road, Greenville, S. C., or to such other Payee or address as Lessor may from time to time hereafter designate in writing.

If at any time during the term hereof Lessor, or, if there be more than one, any Lessor, shall be indebted to Lessee on any account, whatsoever, it is agreed that Lessee shall have the right to apply any accruing rental on said unpaid indebtedness, and that any amount so applied shall constitute rental payment hereunder.

ARTICLE IV.

P E R M I T S:

Lessor shall furnish at its sole cost and expense, the necessary consents and permits, (hereinafter referred to collectively as "permits") required by any governmental authority for the construction and installation of the desired buildings, structures, and improvements, including driveways and approaches over the sidewalks, parkways and curbing, and for installation and maintenance of tanks, pumps, signboards, light posts and lighting facilities, including illuminated signs, and other equipment and appliances for operating and conducting upon said premises a gasoline and oil filling and