XVIII Lessor(s) represent that the said premises may be occupied and used by Lessee, its successors and assigns, for the purpose of a drive-in gasoline filling and service station and for the erection of buildings and installation of equipment necessary or desirable to operate the same; and this Lease is conditioned upon Lessors' securing, at their own expense, such licenses, permits and franchises from the proper authorities, City, County, State or otherwise as it shall require to construct and thereafter to lawfully maintain and operate a drive-in gasoline filling and service station on the demised premises, and Lessors shall have until May 15 1954 to obtain such licenses, permits and franchises.

It is understood and agreed that in the event the said licenses, permits and franchises are not received by May 15 1954, or when granted shall be in a form unsatisfactory to Lessee (in which event Lessee shall have a right to reject the same) this Lease shall become null and void, ab initio, and without liability to either party hereto.

XIX. It is understood and agreed that either party to this Lease shall have the right to terminate the same at any time upon the breach or non-performance by the other party of any covenant herein contained, provided that said breach or default of such covenant shall continue for a period of thirty (30) days after notice by the one party to the other of such breach or default, which notice shall specify the breach or default complained of, and the manner of its correction.

It is further understood and agreed that no waiver of any breach or non-performance of any covenant herein contained shall operate as a waiver of said covenant itself or any subsequent breach thereof.

XX. If Lessor(s) right to annul or cancel this Lease arises from a default in Lessee's obligation to pay rent hereunder, Lessor(s) shall be entitled to the benefit of all the provisions of law for the recovery of lands and tenements held over by Lessee in Greenville County, S.C., including the benefit of any public, general or local laws relating to the speedy recovery of possession of lands and tenements held over by Lessee in Greenville County, S.C. that are now in force or may hereafter be enacted. If, however, the right of Lessor(s) to cancel this Lease arises from the default by Lessee in respect of any covenant or agreement herein contained, other than the obligation to pay rent, any action or proceeding by Lessor(s), if contested by Lessee, shall be such only as will permit review by the

XXI. No notice hereunder shall be sufficient, unless in writing, and if to Lessor(s) sent by registered mail addressed to them at 14 Skyland Drive, Greenville, S. C., and if to Lessee, sent by registered mail addressed to it at American Building, Baltimore 2, Maryland. Either party may change its place of notice by giving notice as provided in this Paragraph.

XXII. Rentals hereunder shall be paid by check to Lessor(s) at the address set forth in Paragraph XXI. above unless the same shall be changed by Lessor(s) as provided in Paragraph XXI.

XXIII. Lessee shall not be bound by any assignment or change in interest of Lessor(s), whether recorded or unrecorded, until Lessee shall receive by registered mail at its office in Baltimore, Maryland, actual notice of such assignment, it being distinctly understood and agreed that until such actual notice is received by Lessee, payment to Lessor(s) as herein provided shall be sufficient receipt to Lessee for any payment made by Lessee during the occupancy of the demised premises.

XXIV. The terms, covenants and conditions of this Lease shall be binding upon, and inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors and assigns, and shall run with the land.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be duly executed, and their respective seals affixed thereto, the day and year first above written.

Witness — Paul Lewis Surratt (SEAL)

Witness — Bernice M. Surratt (SEAL)

(SEAL)

LESSOR(S)

ATTEST:

Clyde A. Wilson, Secretary

CROWN CENTRAL PETROLEUM CORPORATION

By: VICE-President

LESSEE

Louisa M. Roth, Witness

SOUTH CAROLINA DOCUMENTARY 1 DOLLAR

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SOUTH CAROLINA DOCUMENTARY 1 DOLLAR

SOUTH CAROLINA DOCUMENTARY 1 DOLLAR

SOUTH CAROLINA DOCUMENTARY 50 CENTS

SOUTH CAROLINA DOCUMENTARY 10 CENTS

SOUTH CAROLINA DOCUMENTARY 5 DOLLARS