

together with all of Lessor's buildings, improvements, equipment and other property now or hereafter located thereon, including those referred to in article 4 (and which, together with said land, are herein collectively called "the premises").

2. The term of this lease shall begin on the date of completion of Lessor's construction of an automobile service station on the premises, as provided in article 4, and shall end on the last day of the

One Hundred Eightieth (180th) full calendar month after such beginning date.

Shell shall have options to extend the term of this lease for **one** (1) additional period(s) of **five** (5) year(s) each, on the same covenants and conditions as herein provided, except that the rent, during such extension period(s), shall be **Five Hundred & 00/100**

may
Bank Dollars (\$ **500.00**) for each calendar month, each of which options Shell may exercise by giving Lessor notice at least forty-five (45) days prior to the end of the original term or the then-current extension period, as the case may be. At the end of the original term or of any extension period, if Shell does not exercise its then-current option to extend, the term shall be automatically extended from year to year, on the same covenants and conditions as herein provided (at the rent in effect for the last calendar month prior to the beginning of the automatic extension), unless and until either Lessor or Shell terminates this lease at the end of the original term or the then-current extension period or any subsequent year, by giving the other at least thirty (30) days' notice. *RJA*

3. Shell shall pay, as rent for each calendar month during the term of this lease, the sum of

Four Hundred Fifty & 00/100 Dollars (\$ **450.00**), by check to the order of **Pleasantburg Industrial Park, C/O Caine Realty & Mortgage Co.,** in advance on **Calhoun Towers, P. O. Box 2235, Greenville, South Carolina** or before the first day of each such month. Rent for any period less than a calendar month shall be prorated.

4. Lessor shall, at Lessor's expense: (a) obtain from the proper public authorities all licenses and permits necessary to authorize the construction and operation on the premises of an automobile service station (including the removal of existing structures, if required), as hereinafter provided; and (b) construct on the premises an automobile service station, including the buildings, improvements and equipment described in Exhibit A hereof, in accordance with plans and specifications approved by Shell, at

(CONTINUED ON NEXT PAGE)