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This Lease, made this 26th day of November, in the year one thousand nine hundred and thirty four between Minnie Gilreath Earle, Greenville, S. C., hereinafter referred to as "Lessor" and The American Oil Company, a corporation duly organized under the laws of the State of Maryland, hereinafter referred to as "Lessee";

Witnesseth: that Lessor, in consideration of the rent hereinafter expressed to be paid, doth hereby demise and lease unto Lessee, its successors and assigns, the property situate, lying and being in Greenville County, S. C., and more particularly described as follows:-

In the City of Greenville South Carolina, beginning at a point in the intersection forming the southwest corner of North Richardson and Buncombe Streets; thence with Buncombe Street 55 feet to a point; thence 100 feet south perpendicular to Buncombe Street to a point; thence 100 feet east to North Richardson Street to a point 55 feet south of the beginning point; thence 55 feet north along North Richardson Street to the point of beginning.

Together with all buildings and improvements thereon, and all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and to gether with all Lessor's right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

To Have and to hold the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this lease, for the term of Five years beginning on the 1st day of February 1935 and ending on the 31st day of January 1940.

The said Lessee its successors or assigns, yielding and paying unto the said Lessor as rental the sum of One hundred (\$100.00) Dollars per month, payable monthly in advance on the first day of each month.

it being understood and agreed, however, that said rent hereunder shall not begin or accrue until one (1) day after Lessee, shall have secured and accepted the licenses, permits and franchises hereinafter referred to, and shall have been given actual possession of the demised premises as hereinafter provided, whichever shall last occur.

And the parties hereto do further covenant and agree together as follows:

Lesses shall have the following options to renew this lease at the rental hereinafter mentioned, viz.

- (a) An option to renew this lease for a further term of no option years next succeeding the term of this lease, at a rental during such renewal term of
- (b) A further option to renew this lease for a further term of no option years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second nenewal term of
- (c) A further option to renew this lease for a further term of no option years next succeeding the expiration of the second renewal period above mentioned, at a rental during such third renewal term of ______it being agreed that in the event of the exercise by lessee of said renewal options or any thereof, all covenants, terms, conditions and provisions of this lease shall remain in full force and effect; it being further understood and agreed that in the event lessee shall elect to exercise said options of renewal or any thereof it shall do so by written notice thereof to lessor not less than thirty days prior to the expiration of the then current term.

Lessee is hereby granted the right and option to purchase the demised premises (including all buildings, improvements and equipment of Lessor thereon) at any time during the term of this lease, or any renewal period, at and for the following price, in fee simple;

no option it being understood and agreed that in the event Lessee shall elect to exercise said option to purchase, it shall do so by written notice to lessor. In the event Lessee shall exercise said option, Lessor covenants and agrees within thirty days thereafter, upon payment of the purchase price as aforesaid, to convey the said property to Lessee, its successors and assigns, by a good and marketable record title in fee simple, with covenants of general or special warranty and further assurances, as Lessee shall require, free of all claims, liens,