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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products and at lessee's option for the conduct of any other lawful business thereon, except that alcoholic beverages shall not be sold thereon, and the main business conducted on said premises shall be that of a gasoline service station for the sale of such products and performance of such services customarily sold and performed at a gasoline service station.

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The buildings, driveways, improvements are to be erected and constructed and installed by the lessor at his expense according to plans, specifications and building contract which have been approved by the lessor and lessee in writing. Said buildings and all improvements are to be constructed by the lessor in strict accordance with said plans and specifications; the work is to be begun promptly after this lease has been fully executed and acknowledged by all parties hereto and completed within a reasonable time thereafter. The term of this lease shall commence when said buildings and improvements are completed and ready for occupancy by the lessee and all equipment has been installed, which fact is to be evidenced by the Certificate of Completion of Building of the architect employed by the lessor, or if an architect is not employed, by the contractor employed by the lessor, and by acceptance of said station by lessee in writing, so that the term of this lease shall commence on the date to be determined as above by delivery of Certificate of Completion of Building and by acceptance of said station by lessee in writing and shall run for a period of ten years thereafter.

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The lessee agrees to pay to the lessor a monthly rental of Four Hundred Fifty Dollars (\$450.00) payable on the tenth day of each and every month. The lessee further agrees to pay an additional sum equivalent to one and one half cents (1 1/2¢) per gallon on the total deliveries to said premises of That Good Gulf Gasoline and No-Nox Gasoline, Traffic Gasoline and other Gulf motor fuels delivered to said premises in excess of 540,000 gallons per year. At the end of each yearly term the lessee will compile a statement of its deliveries for said year and in the event its deliveries exceed 540,000 gallons for said year, then the lessee shall pay one and one half cents (1 1/2¢) per gallon on each gallon in excess thereof. The records of the lessee as to deliveries shall be conclusive. Any sum due under this provision shall be payable within a reasonable time after the end of each yearly term. It is agreed that the lessee shall have the right to extend this lease for one additional term of five years on the same terms and conditions, including rent, by giving lessor written notice of its election to exercise this right of extension at least ninety (90) days before the expiration of the original term.

Effective as of the date of this lease, this Lease Agreement shall cancel and supersede that certain lease between the parties hereto dated June 25, 1952 concerning the herein described property, said lease being recorded in Deed Book 460 at Page 127, Greenville County, South Carolina Public Records.

*C. G. M.*