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3. Rental: Lessee shall pay Lessor as rental for the said premises:

\$150.00 per month in advance each month.

All rentals payable hereunder shall be paid by Lessee to ____South Carolina National Bank - Co-Trustee / ******/4/ St/Coot** Drawer 969 Greenville South Carolina

at P. O.

City

29602

Street

unless and until Lessor shall designate some other party to receive said rentals. Payment of said rentals by Lessee to any party designated by Lessor shall acquit Lessee from all responsibility therefor or the proper distribution thereof. Lessee, at Lessee's option, may apply at any time such rentals or any installment thereof or any part thereof to the payment of any indebted. edness due or to become due from Lessor to Lessee and such application shall constitute payment of such rental. If, during the term of this lease, any governmental or quasi-governmental authority or agency, whether federal, state, county or municipal, joins therein whether voluntarily or involuntarily, then and during the term of such program and while such condition exists, and at Lessee's option, Lessor agrees to accept each month a sum equivalent to one cent (1¢) for each gallon of gasoline sold from said premises in lieu of all other rentals payable hereunder.

- Utilities: Lessee shall pay all charges for water, gas and electricity used on the premises by Lessee, its agents or employees.
- 5. Taxes and Liens: Lessor shall pay as they become due all liens and also all taxes, assessments, and governmental charges of any nature against the premises. If Lessor shall fail to do so, Lessee shall have the right either to make such payment for the account of Lessor, in which event it shall be subrogated to all the rights of the holder of such lien, and, in addition thereto, shall have the right to apply accrued rentals in satisfaction of such obligations, or, in the event of a foreclosure of any pay, before delinquency, all taxes levied on all property owned by Lessee on the premises.
- 6. Improvements: Lessee shall have the exclusive right, at its expense, to install and maintain signs, billboards, and other advertising matter on the premises; to paint all or any part of the premises in colors of Lessee's choice; to rearrange or remodel improvements, fixtures, buildings, or equipment now located or hereafter placed on the premises; to construct and maintain on the premises such other improvements, fixtures, buildings, or equipment as Lessee may desire, and to remove the same or any part thereof at will; and to cut and remove curbs, construct roadways, and use sidewalks for vehicles to pass to and from the premises.
- 7. Reputer half to have the light of Unertain to I read to be between the text to have the contract to be light to have the light to have

8. Surrender of Possessions: At the expiration or sooner termination of this lease, and subject to the provisions of paragraph 7 hereof, Lessee shall surrender possession of the premises to Lessor, in as good order and condition as the same now are, reasonable use and wear thereof, damage by fire, earthquake, the elements, civil commotion, act of God, war and other causes beyond the control of Lessee excepted;

9. Removal of Property: It is the express intention of the parties hereto that no improvements, buildings, fixtures or equipment erected or installed in, under or upon the premises by Lessee, or which being installed thereon have been purchased or acquired by Lessee, shall be deemed to be a part of the realty; and Lessee shall have the right at any time during the term of this lease; or any renewal or extension thereof, by holding over or otherwise, or within a reasonable time thereafter, to sever and remove from the premises all improvements, buildings, fixtures, equipment, and other property owned or placed on the premises by Lessee.

10. Eminent Domain, etc., and Cancellation: In the event of the condemnation of the premises, or any part thereot, or in the event that the full use of the premises or improvements, or any material part thereof, in the conduct of a service station business ethereon, becomes unlawful or is materially restricted, prohibited, or interfered with by any law, ordinance or regulation of any governmental officer or body, or by order of any court, or by covenants, easements and restrictions of record, or if a substantial part of the motor vehicle traffic which now customarily passes the premises shall become one-way traffic or divided-highway traffic or divided-highway

11. Destruction by Fire, etc.: If the real or personal property herein leased, or any material part thereof, shall be destroyed or damaged by fire, earthquake, the elements, act of God, war, civil commetion, or any cause not due to Lessee's negligence; to such an extent as not to permit of the customary use and operation of said premises for service station purposes and/or the conduct of Lessee's business, then, at the option of Lessee, the rental payable hereunder shall abate from the date of such destruction or damage, and no further rental shall accrue or be payable hereunder from and after the date of such abatement until the real and personal property shall have been restored to its former condition by Lessor. In the event that Lessor shall fail to commence the work of repair or restoration promptly, or shall fail to prosecute same diligently to completion, Lessee may, at its option, terminate this lease by giving Lessor thirty days' notice in writing of such termination.