

as well as any petroleum products of any kind whatsoever at the premises herein described or in the streets adjacent thereto.

2. Lessee shall pay the specified rent at the times and in the manner provided.

3. Lessor agrees to pay all taxes and assessments now or hereafter levied against said premises. Should Lessor fail to pay such taxes or assessments when due and payable, Lessee shall have the right to pay the same and may withhold from any rentals payable hereunder as they accrue, such amounts as may be necessary to fully reimburse Lessor.

4. Lessee may install, move and remove at and from the premises hereby leased to it such tanks, pipes, pumps, equipment, machinery and other facilities for the storing, handling and selling of petroleum products and servicing automobiles as shall in its opinion be necessary in order to use said premises for its business of storing, handling and selling of petroleum products. Lessee may paint the tanks, pumps, machinery and other equipment installed or operated by it, and may paint the buildings on the premises herein described in any colors it shall select, and to paint thereon any of its trade marks and other signs, designs and advertisements.

5. Upon the expiration or termination of this lease for any cause, Lessee is to return the property described in Schedule "A" hereto attached to Lessor and Lessee shall restore said premises to the condition existing on the date hereof, ordinary wear and tear excepted. Lessee shall have the right to remove from said premises all tanks, pumps, pipes, equipment, machinery and other facilities placed thereon by Lessee.

6. In case the premises are rendered unfit for occupancy by fire, storm, explosion or any other cause, no rental shall be due or is to be paid from the beginning of such unfitness for occupancy until the premises are put in tenantable condition and Lessee is able to and does occupy said premises for the purposes herein described.

7. Lessee during the term of this lease or any renewal or extension thereof shall have the right and privilege to sublet or assign all or any part of its right under and to said premises, but any such subletting or assignment shall not relieve Lessee from its obligation to pay the rent herein reserved unless Lessor shall consent in writing to such subletting or assignment.

8. Lessee has and is hereby given the right to cancel this lease at any time on giving Lessor thirty days notice of Lessee's intention so to do.

10. Any notice to be given by Lessee to Lessor shall be sufficiently given if in writing and delivered to Lessor or mailed postage prepaid, to Lessor at the premises herein described or at such other address as may at any time be

furnished by Lessor to Lessee.

In witness whereof, the parties hereto have executed this agreement the day and year first above written.

Witness:
H. H. Thomas Jr.
James V. Robinson

For Miss Stone
W. C. Fox Jr. Lessor
Standard Oil Co. of New Jersey,
A. M. Graham
Dist. Branch Manager

Witness
H. W. Smith
State of South Carolina
County of Greenville

Personally appeared before me, H. L. Thomas Jr. who being duly sworn, says that he saw the Miss Stone, sign, seal, and as his own act and deed, deliver the foregoing instrument for the purpose therein mentioned, and that he witnessed James V. Robinson

execute the execution of the same.

Subscribed and sworn to before me this 1st day of March, 1931
J. L. Darrett
Notary Public for S. C.

Lessee: recorded Apr. 27, 1931 at 11:00 a. m. S. C. Steps 20 etc.

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