

obligations of Lessee thereunder relieved and discharged.

7. Lessor agrees to pay all taxes upon the land and buildings and improvements thereon and the equipment which belongs to the Lessor. Lessee shall pay the taxes on its property and equipment on the leased premises.

8. It is agreed that Lessee shall have the right to remove all of its equipment, including storage tanks, pumps, pipe lines, office equipment, signs, electrical and other kinds, and all trade fixtures and equipment used in the operation of the Lessee's business on said premises, at the expiration of this lease or any extension thereof, and that it may enter upon said premises at any time within ten days after the expiration of this lease or any extension thereof, for the purpose of removing any of its property, equipment and fixtures.

9. It is agreed that Lessee may make such additions, alterations and improvements upon the building on said premises, including the walls, partitions, electric wiring and lines, as to it shall seem best for the conduct of its business, or the use of said premises. All of said alterations and improvements shall be made at the expense of the lessee, and without obligations upon the Lessor.

10. In the event of the total destruction of the building and houses on the premises herein leased, by fire or otherwise, or such partial destruction thereof as will render the same unfit for use and occupancy for the purpose stated in this lease, then this lease shall immediately terminate and be cancelled, and any unearned rental for the month in which said lease is so terminated, shall be returned by the Lessor to the Lessee.

11. Lessee shall have the right and privilege to assign this lease and/or to sub-let said premises, in whole or in part, for the whole or any part of the term of this lease or any extension thereof, upon such terms as to it shall seem best. Such assignment or sub-letting shall not have the effect of releasing Lessee from any of its obligations under this lease.

12. Lessee shall pay the water rent and all bills for electricity and power on said premises during said term.

13. The word "LESSOR" herein shall be construed to include the said party of the first part and his heirs and assigns, and the word "LESSEES" herein, shall be construed to include said party of the second part, its successors and assigns.

In witness whereof, the said parties have hereunto set their hands and seals in duplicate, this 12th, day of July, A.D., 1926.

Signed, sealed and delivered

in the presence of:

As to signature of the party

of the First Part:

John L. Plyler

A.C. Mann.

Signed, sealed and delivered

in the presence of:

As to signature of the party

of the Second Part:

W.C. Criswell

W.V. Hartman

C.B. Martin (Seal)

Party of the First Part.

Gulf Refining Company (Seal)

Party of the Second Part

By G.R. Nutty,

Vice-President

And W.J. Girthrie,

Secretary.



(Next Page)

State of South Carolina,
County of Greenville.

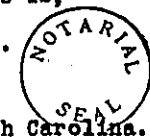
Personally appeared before me John L. Plyler and made oath that he saw the within named C.B. Martin, as Lessor, sign, seal and as his act and deed execute the foregoing written lease, and that he with A.C. Mann witnessed the execution thereof.

Sworn to before me this 12,

day of July, A.D. 1926.

A.C. Mann (L.S.)

Notary Public for South Carolina.



John L. Plyler

State of Pennsylvania,
County of Alleghany.

Personally appeared before me W.V. Hartman and made oath that he saw G.R. Nutty as Vice-President and W.J. Girthrie as Secretary of Gulf Refining Company, a corporation chartered under the laws of the State of Texas, sign, seal with its corporate seal, and as the act and deed of said Corporation execute the foregoing written lease, and that he with W.C. Criswell witnessed the execution thereof.

Sworn to before me this 26th, day of July, A.D. 1926.

J.K. Crownover (L.S.)

Notary Public.

My Commission Expires Jan 17, 1927.



W.V. Hartman

State of South Carolina,
County of Greenville.

For value received, I, J.W. Norwood, the owner and holder of a note and mortgage executed by C.B. Martin to me on January 2, 1920, recorded in the R.M.C. Office for Greenville County in Mortgage Book 81, page 63, to secure the sum of Twenty-two thousand five hundred (\$22,500.00) Dollars, which mortgage covers the lot of land described in the foregoing written lease by C.B. Martin to Gulf Refining Company, do hereby consent to the foregoing lease and subordinate said mortgage to the terms of said lease so that should said mortgage be foreclosed, said lease would not be terminated but should remain in full force and effect as provided by its terms, the rental, however, going to the purchaser of said lot of land at such foreclosure sale should there be one. There is a balance due on account of said note and mortgage of Nine Thousand (\$9,000.00) Dollars, with accrued interest thereon at six per cent. from July 1st, 1926.

Witness my hand and seal this 3rd, day of August, A.D., 1926.

In the presence of:

Ernest Patton

J.W. Lanford.

State of South Carolina,
County of Greenville.

Personally appeared before me Ernest Patton and made oath that he saw the within named J.W. Norwood sign, seal and as his act and deed execute the foregoing written Agreement, and that he with J.W. Lanford witnessed the execution thereof.

Sworn to before me this 3rd, day of August, A.D., 1926.

J.W. Lanford (L.S.)

Notary Public for S.C.

J.W. Norwood (L.S.)

Ernest Patton



Recorded August tenth 1926 at 9:40 A.M.