

This Lease Agreement made and entered into this 10th day of March, 1931, by and between Mrs. & Mrs. M. A. Bass, of the County of Greenville, State of So. Carolina, hereinafter called Lessor, and The Atlantic Refining Company, a corporation organized under the laws of the State of Pennsylvania hereinafter called Lessee.

Witnesseth:

1. Lessor hereby grants, leases and demises unto the said Lessee a certain plot of ground located in Greenville, Augusta Highway # 2, County of Greenville, State of South Carolina described as follows:

Filling Station and frontage along highway known as Bass Filling Station just outside the City limits of Greenville, S. C., on Highway known as Highway # 2, running from Greenville to Augusta, together with all buildings or portions of buildings located thereon, or to be erected thereon, with driveway and street front privileges, and also any and all pumps, tanks, fittings and other equipment incident to the use of said property as a service station for the sale of petroleum ^{and petroleum} products, installed thereon.

2. This lease to become effective on the 10th day of March, 1931, and is to remain in full force and effect for a period of 1 year, and thereafter from year to year, unless terminated by either party giving to the other party ninety (90) days notice in writing, prior to the expiration of any current yearly term.

3. As consideration and rental for the premises, said Lessee shall yield and pay to the Lessor monthly an amount equivalent to one cent (1c) per gallon on the total number of gallons of Atlantic Gasoline and Atlantic Ethyl Gasoline sold upon said premises by the Lessee, or its sub-tenant or tenants. Payment of said rental is to be made on or before the fifteenth day of each month, and shall be based upon statements furnished from the records of the Lessee as to such sales of Gasoline during the preceding calendar month. Provided nevertheless, that the minimum rental hereunder shall be one dollar (\$1.00) per month.

4. The Lessee is hereby given the option of purchasing said premises, building and equipment thereon, or incident thereto at any time prior to the expiration of this lease, or any renewal thereof, for the sum of no option, provided said Lessee shall give Lessor notice in writing of its election to exercise said option of purchase at least thirty (30) days before the expiration of said lease or any renewal thereof, and B. A. Bass, Husband, wife of said Lessor joins in this option and agrees that in the event of the purchase of said property by Lessee she will join Lessor in the execution of a proper deed of conveyance, and said Lessor and his wife jointly agree that they will convey said property to the Lessee by marketable record title free and discharged of all liens and encumbrances by good and sufficient Warranty Deed, with release of dower, homestead or other rights of the wife, and to that end will furnish abstract showing marketable title to said land in the Lessor, free and discharged of liens and encumbrances.

5. The Lessor agrees to pay taxes and assessments, municipal, state and county, assessed against said premises incident to the operation of said premises, Lessor, at his own cost and expense, also agrees to keep and maintain the leased premises in good, safe and proper condition during the term of this lease or any renewal thereof.

6. The Lessee agrees to pay any and all license fee, occupation taxes and privilege taxes imposed upon the sale of petroleum products on the demised premises, and building and equipment thereon.