

7. The Lessee shall have the right at any time during the term of this lease, or any renewal thereof, to erect and install upon said leased premises any additional fixtures and improvements which it may deem necessary for the conduct of its business; provided, nevertheless, that the Lessee may at any time within fifteen (15) days after the expiration of the then current term of this lease or any renewal thereof, remove from said premises, all equipment such as pumps, tanks, connections, air compressors, signs, or other improvements placed by it on said premises, and that such improvements shall not in any case be considered as fixtures.

8. If Lessor is not the owner of the demised premises, he agrees to secure from the owner a consent in writing to the making of this lease, and further agrees that should he default in the payment of any rent due to the owner, the Lessee, may, at its option, pay said rent to said Lessor's landlord, and the amount or amounts so paid shall be credited upon and deducted from the rent herein reserved to the same extent as if paid to the lessor in cash.

9. The Lessee shall have the right to sub-rent or sub-lease said property, together with the improvements and equipment now thereon or to be placed thereon.

10. Should the Lessee fail to pay the rent as hereinabove provided, for a period of thirty (30) days after written notice and demand therefor, the Lessor shall have the right, at his option, to declare this lease cancelled.

11. Should the said premises, equipment etc., be destroyed or so damaged by fire or other casualty as to become unusable or uninhabitable, this lease shall, at the option of either party hereto, cease and be determined as of the date of such destruction or damage.

12. The Lessor hereby covenants that he is the owner of said premises or property, building, equipment, etc. above mentioned or that he has a valid and subsisting lease of said property with authority to make the lease herein contemplated; if Lessee of said property, a copy of the lease with the owner's hereto attached which is certified to be correct and in effect. Lessor further expressly covenants and warrants that he has not sold, assigned, leased or otherwise encumbered the property to any other person or oil company for any part of the term contemplated in this agreement, and that he will deliver full and complete possession of said property as of the effective date of this instrument.

Executed in duplicate, the day and year first above written

Witness:
 H. H. Striespring
 B. A. Bass (Seal)
 Lessor
 Mrs. B. A. Bass (Seal)
 wife of Lessor

Frank B. Foster, Jr.
 J. B. Caldwell
 The Atlantic Refining Company
 By M. O. Bennett
 Vice-President



State of South Carolina } ss.
 County of Greenville }

Personally appeared before me H. H. Striespring who being duly sworn dep. that he saw the within named B. A. Bass and Mrs. B. A. Bass, his wife sign, seal, and as their several acts and deeds, deliver the foregoing instrument for the purposes therein named and that he, with witness the execution thereof.
 I do hereby certify unto all whom it may concern that wife of the within named did this day appear before me and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, deed or feign of any