

Atlantic Service Station Lease Agreement.

This Lease Agreement, made and entered into this 1st day of January, 1933, by and between The Mutual Petroleum Co. Inc., of the County of Greenville, S. C., State of South 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 the City or Town of at Renfrew Mill Store, County of Greenville, State of South Carolina, described as follows:

One Plot of land situated in above county and state extending twenty five (25) feet north on Geer Highway thence twent. five (25) feet East thence twenty five (25) feet south thence twenty five (25) feet west back to beginning point. Above described property being a part of the Brandon Corp. Property.

together with all buildings or portions of buildings located thereon, or to be erected thereon with driveway and street front privileges and also 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 1st day of January 1933, and is to remain in full force and effect for a period of one years; J.V. R.

3. As consideration and rental for the premises, said Lessee shall yield and pay to the Lessor monthly an amount equivalent to one cent (1¢) per gallon on the total number of gallons of Atlantic White Flash and/or motor fuels 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 Atlantic White Flash and/or motor fuels during the preceding calendar month. Provided, nevertheless, that the minimum rental hereunder shall be one dollar (\$1.00) per month.

4. If at any time during the term hereof Lessor shall be indebted to Lessee on any account whatsoever, Lessee shall have the right to apply any accrued rental upon said unpaid indebtedness of Lessor, and Lessor agrees that the amount so applied shall constitute rental payment hereunder.

5. 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 purchase price, 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 _____ 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 Warrant 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.

6. 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.

7. The Lessee agrees to pay and all license fees, occupation taxes and/or privilege taxes imposed upon the sale of petroleum products on the demised premises, and building and equipment thereon.

8. 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, never the less; 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 said improvements shall not in any case be considered as fixtures.

9. 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.

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