

Page 3.

priority as Lessee shall require for the purpose of subordinating any existing mortgage or mortgages or other liens against the demised premises to the terms and provisions of this lease, otherwise Lessee shall have the right to terminate this lease; and Lessor further covenants that if foreclosure or other proceedings shall be instituted upon any such mortgage or lien, Lessor will immediately notify Lessee thereof by registered mail. It is further agreed that in the event a title examination shall disclose that Lessor is not the sole owner of the property hereby demised, or that Lessor's title thereto is defective, or in the event there are any restrictions against the property prohibiting the use thereof as a gasoline filling and service station, Lessee shall have the right to terminate this lease.

Any notice required or intended to be sent to Lessor under the terms of this lease shall be sufficient if posted by registered mail addressed to Citizens Lumber Company at Greenville, South Carolina.

Any notice required or intended to be sent to Lessee under the terms of this lease shall be sent by registered mail addressed to The American Oil Company, American Building Baltimore, Maryland.

No assignment or change of interest by Lessor in the premises hereby demised, whether recorded or unrecorded, shall be binding upon Lessee unless and until Lessee shall be actually notified thereof by registered mail, and in no event shall such assignment or change of interest affect this lease or the purchase option rights of Lessee hereunder.

The terms, conditions and covenants of this lease shall inure to the benefit of each of the parties hereto, their heirs, personal representatives, successors and assigns, and shall run with the land, and where more than one party shall be lessors under this lease, the word "Lessor" whenever used in this lease shall be deemed to include all parties lessor jointly and severally.

Lessor covenants that Lessor has the right, full power and lawful authority to execute these presents, and all parts thereof, in the manner aforesaid, and the Lessor will do, execute, acknowledge and deliver, or cause or procure to be done, executed, acknowledged, and delivered all such further acts and papers as may be necessary for the better assuring unto Lessee, its successors and assigns, of the performance of all the covenants and agreements herein.

The Lessee, at its own expense, is to insure the frame building now on the premises for its full value at all times during the continuance of this lease.

Lessee agrees to assume any way to the Southern Railway Company an annual license fee of \$15.00 (Fifteen Dollars) covering an encroachment of the building now erected upon the demised premises.

In witness whereof, the parties hereto have duly signed these presents and affixed their respective seals, the day and year first above written.

Witness: C. E. Wysong  
Teresa B. Hackney



Citizens Lumber Company,  
BY: R. K. Taylor, (SEAL)  
President.

Witness:  
F. O. Anderson  
M. L. Banner

T. A. Roe, (SEAL)  
Secretary



The American Oil Company,  
BY: Alvin Thalheimer,  
Vice President,

Attest: L. E. Erskine,  
Asst. Secretary,

ACKNOWLEDGMENTS.

State of South Carolina, County of Greenville, SS:-

Personally appeared before me, J. Broadus Curry, a Notary Public in and for said county and state, C. E. Wysong and made oath and said that he was present and saw the corporate seal of Citizens Lumber Company affixed to the above written lease, and that he saw R. K. Taylor, President, with T. A. Roe, Secretary, known to him to be such officers of said corporation respectively, attest the same, and that he, deponent with Teresa B. Hackney, witnessed the execution and delivery of the said instrument as the free act and deed of said Citizens Lumber Company.

Sworn to and subscribed before (signed) C. E. Wysong,  
me this 24th day of September, A.D. 1934

J. Broadus Curry; Notary Public.

My commission expires: at will of Governor.



(OVER)