

time, not exceeding ninety (90) days thereafter, and upon the completion of said buildings and improvements, the Lessor shall immediately deliver the possession and use thereof to the Lessee.

- 4 -

The term of said lease shall be for a period of five (5) years next ensuing from the date of the completion of the service station building and the delivery of same to the Lessee herein ready for operation. The effective date of this lease shall be determined by written notice from the Lessor to the Lessee that the premises are ready for operation, and acknowledgment of said notice by the Lessee, advising that said premises have been accepted and opened for operation. During the term of this lease, the Lessee agrees to pay a rental of Sixty Five (\$65.00) Dollars per month, payable on the first day of each and every month in advance.

- 5 -

It is agreed that Lessor shall not terminate this lease for or on account of the failure of the Lessee or its sublessees or assigns to pay any monthly rental when due, or to comply with any other terms of this lease, without first giving to the Lessee a written notice of his intention to so terminate or cancel this lease, not less than thirty days (30) prior to such cancellation or termination. If during the said thirty days (30) period, the Lessee shall pay said rental installment or comply with the term or condition of the lease stated in said notice, then the right of the Lessor to cancel or terminate the lease for the cause mentioned in the notice shall cease and be of no effect.

- 6 -

It is further agreed that if by ordinance, law or regulation of the United States or the State of South Carolina, or any political subdivision of either of said governments, it shall become unlawful to sell and/or store or deal in gasoline, petroleum and/or its products on said premises, or if the use of the premises herein demise shall be in any manner restricted for the purposes in this agreement, thereupon at the option of the Lessee, this lease may be immediately terminated, and all obligations of Lessee hereunder relieved and discharged.

- 7 -

Lessor agrees to pay all taxes upon the land and buildings and improvements thereon, and further agrees to keep the buildings and improvements in good condition and repair during the period of this lease, except such repairs necessitated by damage caused by or resulting from the negligence of the Lessee, its agents or assigns. 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