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and equipment on the leased premises.

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It is agreed that Lessee shall have the right to remove all of its equipment, including storage tanks, pumps, pipe lines, office equipment, signs, electrical and other kinds, and all trade fixtures and equipment used in the operation of the Lessee's business on said premises, at the expiration of this lease or sooner determination, or any extension thereof, and that it may enter upon said premises at any time within ten days after the expiration of this lease, or any extension thereof, for the purpose of removing any of its property and equipment and fixtures, or leased by it and installed on said premises.

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It is agreed that Lessee may make such additions, alterations and improvements upon the buildings on said premises, including the walls, partitions, electric wiring and lines, as to it shall seem best for the conduct of its business, or the use of said premises for any purpose authorized hereunder. All of said alterations and improvements shall be made at the expense of the lessee, and without obligation upon the Lessor.

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In the event of the total destruction of the buildings and houses on the premises by fire, or otherwise, or such partial destruction thereof as will render the same unfit for use and occupancy for the purpose stated in this lease, Lessor shall within a reasonable time restore said buildings to as good condition as they were prior to said destruction or injury, and during the period from the destruction to the date of the restoration, the rent shall abate. Should the Lessor not restore the buildings and improvements within a reasonable time, not exceeding sixty days, then this lease may be terminated at the option of the Lessee.

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Lessee shall have the right and privilege to assign this lease and/or to sublet said premises, in whole or in part, for the whole or any part of the term of this lease, or any extension thereof, upon such terms as to it shall seem best.

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It is understood and agreed that should the Lessee hold over the premises herein described beyond the determination by limitation of the term herein created, or any extension thereof, without first having renewed or extended this lease by written agreement, such holding over shall not be considered as a renewal or extension of this lease for a longer period than one month.

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The word "Lessor" herein shall be construed to include the said party of the first part and his heirs and assigns, and the word "Lessee" herein shall be construed to include said party of the second part, its successors and assigns.

In witness whereof, the said parties have hereunto set their hands and seals, in triplicate, this 25 day of October, 1935.

Signed, sealed and delivered in the presence of:
Semie Lurey
Clarence A. Cappell

P. F. Cureton (SEAL)
Lessor

Josephine Cureton (SEAL)
Wife of Lessor.

Signed, sealed and delivered in the presence of:
H. J. Barchfeld
P. F. Eichenman, Jr.

Gulf Refining Company,
BY: F. W. Hartmann,
Vice President,
Attest: O. G. Cramer,
Asst. secretary.



State of South Carolina,
County of Greenville.

Personally appeared before me Clarence A. Cappell and made oath that he saw P. F. Cureton and his wife Josephine Cureton, sign, seal and deliver the within Lease Agreement for the uses and purposes therein mentioned, and that he, with Semie Lurey in the presence of each other, witnessed the due execution thereof. And the said Josephine Cureton, wife of the said P. F. Cureton, being privately examined, separate and apart from her said husband, doth state that she signed the said Lease Agreement free from any compulsion, restraint or fear of or from her said husband, and that she doth still voluntarily assent thereto.

Sworn to before me, this 25 day of October, 1935.

Dakyns B. Stover,
Notary Public,

Clarence A. Cappell.

State of Pennsylvania
County of Allegheny.

Personally appeared before me H. J. Barchfeld, who being duly sworn, says that he saw the Gulf Refining Company, by R. W. Hoffman, its Vice-President, and O. G. Cramer