

STATE OF SOUTH CAROLINA

L E A S E

COUNTY OF GREENVILLE

Irene Vaughn & Lou May Gilstrap,
 Agreement dated 1st day of March 1946 by and between Thomas Hill McGee/& John Richard Vaughn
 (Lessor) and THE MUTUAL PETROLEUM CO., a corporation of South Carolina, having a place of
 business at Greenville, S. C. (lessee).

(1)--Premises Leased. Lessor hereby leases unto lessee a tract of land with the improve-
 ments thereon, in the City of Fountain ^{Inn} /, County of Greenville, State of South Carolina, de-
 scribed as follows:

All that piece, parcel or lot of land having a one hundred (100) foot frontage, and a depth
 of three hundred thirty (330) feet with the following metes and bounds:

On the East by Main Street; on the West by C & WC Railroad; on the South by Fairview
 Street; and on the North by C. J. Jones.

This being the same property formerly owned by John I, McGee and being the same property
 inherited by the Lessors herein under the will of the said John I. McGee.

Together with all right, title and interest of lessor in and to any and all roads, streets
 and ways bounding the said premises;

Together with the buildings, improvements, fixtures, equipment and facilities of the
 lessor now located on said premises as follows:

All such buildings, improvements, fixtures, equipment and other facilities thereon.

It is further agreed by the parties hereto that at any time within the term of this lease
 the Lessee is to erect and build a service station building on said premises for the use and
 benefit of said Lessee, their agents, successors or assigns, said service station building not
 to exceed a cost of Ten Thousand and No/100 (\$10,000.00) Dollars, for the construction of same,
 and in the building or construction of said service station building the Lessee shall have the
 right to remove and demolish any and all buildings, improvements or equipment which may now, or
 any time hereafter, be upon said premises.

(2)- Term. TO HAVE AND TO HOLD for the term of ten years from and after the 1st day of
 March, Nineteen Hundred Forty Six (March 1, 1946) but subject to termination by lessee at the
 end of the first year or any subsequent year upon thirty (30) days' written notice from lessee
 to lessor.

(3) Rental. Lessee agrees to pay the following rent for said premises:- Said Lessee
 hereby agrees to pay a rental of Fifty and no/100 (\$50.00) Dollars each and every month here-
 after for the duration of this lease, said rental payments being due and payable in advance on
 the 1st day of each and every month hereafter during the term of this lease.

It is further agreed by the parties hereto that after the expiration of the term of this
 lease, or any extension thereof, any and all buildings which may now be on said premises or which
 may hereafter be placed thereon are to revert to the Lessors, their Heirs and Assigns, as their
 property absolutely, and agrees that, if any installment thereof shall be due and unpaid for
 ten (10) days after written notice of such default has been delivered to the Mutual Petroleum
 Co., Greenville, S. C. lessor shall then have the right to terminate this lease on thirty (30)
 days written notice to lessee.

Lessee, at its option, may apply at any time such rental or any installment thereof to the
 payment of any indebtedness due or to become due from Lessor to Lessee. Such application shall
 be deemed payment of such rental.

No change in ownership of the premises, or assignment of the rental provided for herein
 shall be binding upon lessee for any purpose until after lessee has been furnished with a