

sale of petroleum products and the conduct of a general filling station business, to include the operation of gasoline tanks and a grease and wash rack.

The property herein leased is more fully described as follows:

All that piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, South Carolina, shown as Lots Nos. 74, 75, 76, 77, 78, and 79 on a Plat of E. M. Wharton Property, said Plat recorded in the R.M.C. Office for Greenville County in Plat Book "F" at page 208, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of the National Highway (Old Camp Road) at the Northeastern corner of the intersection with Wood Avenue, and running thence with the National Highway N. 60-16 E. 150 feet; thence N. 29-44 W. 50 feet; thence S. 60-16 W. 150 feet to the East side of Wood Avenue; thence with Wood Avenue S. 29-44 E. 50 feet to the point of beginning.

It is further agreed that the Lessor shall maintain and repair the buildings located on said premises, and any alterations or improvements desired by the Lessee must be done at the Lessee's own costs under the written sanction of the Lessor, and all such alterations or improvements shall be surrendered to the Lessor on the Lessee's removal.

It is further agreed that the Lessor shall pay all City, County, State and Federal taxes and licenses which may accrue from time to time on the business and property herein described.

It is further agreed that if the Lessee shall keep, observe and perform all the covenants and agreements of this Lease, then the said Lessee shall and may peaceable and quietly have, hold and enjoy the premises for the term of the Lease as herein provided.

It is further agreed that the Lessee shall have the right to remove any and all storage facilities and other equipment (now located on said premises or placed there during the period of this lease) incidental to the storing and dispensing of petroleum products, from said premises upon the termination of this Lease.

It is further agreed that the agreements and covenants herein contained are binding upon the parties hereto as well as