

company rendering the same to be selected by Shell.

Sixteenth. Lessor covenants that Lessor is well seized of, and has good right to lease, said premises and warrants and agrees to defend the title thereto and to reimburse Shell for and hold Shell harmless from any damages and expenses which Shell may suffer by reason of any restriction, encumbrance or defect in the title to or description herein made of the leased premises. If Lessor's title, or right to receive rent due hereunder, be disputed, or if there be a change of ownership of Lessor's estate by acts of the parties or operation of law, Shell may withhold rent thereafter accruing until Shell shall have been furnished with proof satisfactory to it as to the party entitled thereto. If it shall appear at any time, in the opinion of Shell's attorneys, that Lessor's title to said premises is insufficient to support this lease and to entitle the party, for the receipt of rent herein designated, to receive the same, Shell may terminate this lease by giving at least thirty days written notice to Lessor.

Seventeenth. Shell, at any time after the beginning of the term hereof and within ninety days after the termination of the term hereof or any renewal or extension thereof, or any tenancy thereafter, may enter upon and remove from the leased premises any buildings, underground tanks or other improvements or property owned, built or placed thereon by Shell during the term of this lease, or any previous lease, or any extension thereof, or any tenancy from month to month.

Eighteenth. This lease merges all prior negotiations and understandings with reference to letting said premises and there is no other agreement or arrangement, oral or written, with reference thereto.

Nineteenth. This lease, and any subsequent agreement amending, modifying or supplementing this lease, shall be binding upon Shell only when the same has been executed on its behalf by any person at its address first above set forth duly authorized by Shell's Board of Directors, or by its Division Manager, and a copy so executed has been delivered to Lessor. The terms "Lessor" and "Shell," wherever used in this instrument, shall be deemed to extend to and include, and this lease and all of the terms, provisions and options set forth in this instrument shall be binding upon and inure to the benefit of, the heirs, executors, administrators, successors and assigns, of Lessor and Shell, respectively.

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Twentieth. Lessor hereby waives and releases all dower, curtesy, right of homestead and other interests in said premises in so far as said rights and interests may affect this lease, including Shell's rights under Articles ~~Thirteenth~~, Fourteenth and Fifteenth hereof.

IN WITNESS WHEREOF, the parties hereto have executed this lease as a sealed instrument the day and year first above written.

Signed, sealed and delivered by Lessor in the presence of:

[Signature]

M. B. King (Seal)

J. H. Cochran

(Seal)
"Lessor"

Executed for Shell in the presence of:

[Signature]

SHELL OIL COMPANY, Incorporated

D. W. Barron

E. A. [Signature]
By Sales Manager
(Append Acknowledgments and, if needed, Owner's Consent and Agreement)

STATE OF SOUTH CAROLINA

COUNTY OF Anderson

ss.: 0 0 0

I, *Helms O. Phillips*, a Notary Public in and for said County in said State, do hereby certify unto all whom it may concern that *Blanche E. King*, wife of *M. B. King*

, named in the foregoing instrument, did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and relinquish unto Shell Oil Company, Incorporated, named in the foregoing instrument, and its successors and assigns, all her interest and estate and also all her right and claim of dower of, in or to the premises described in said instrument.

NOTARY
GIVEN UNDER MY HAND AND SEAL, THIS
My Commission Expires

1 day of February, 1951
at pleasure of Gov.

Blanche E. King
(Signature of Wife)
Helms O. Phillips
Notary Public
Formerly Helms E. Oakley