

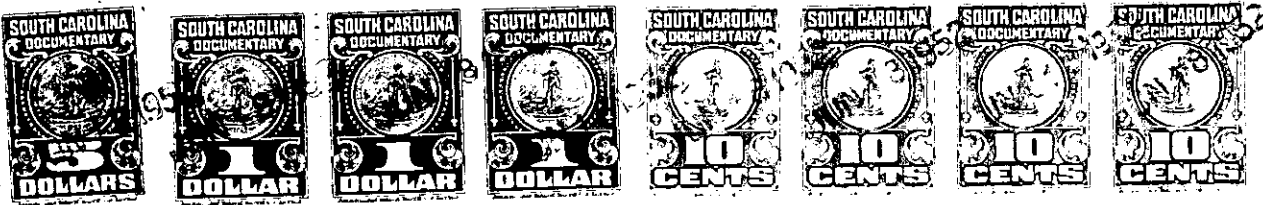


THIS LEASE, made this **FIRST** day of **APRIL** in the year one thousand, nine hundred and **Fifty-two** between **L. M. DAVENPORT** and **DOROTHY B. DAVENPORT**, his Wife, of **2300 Bay Avenue, Sunset Island No. 3, Miami Beach, Florida**,

hereinafter referred to as "LESSOR," and **THE AMERICAN OIL COMPANY**, a corporation duly organized under the laws of the State of Maryland, hereinafter referred to as "LESSEE";

1. WITNESSETH: that LESSOR, in consideration of the rent hereinafter expressed to be paid, doth hereby demise and lease unto LESSEE, its successors and assigns, the property situate, lying and being in the **City of Greenville, County of Greenville, State of South Carolina**, and more particularly described as follows:—

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BEGINNING at the intersection of the West margin of North Main Street and the North margin of Springwood Avenue, running thence in a Northerly direction along the West margin of North Main Street, a distance of One Hundred feet (100') to a point; thence at right angles in a Westerly direction, a distance of Ninety-Nine feet (99'), more or less, to a point; thence in a Southerly direction and parallel with Main Street, a distance of Ninety-Two feet (92'), more or less, to a point in the North margin of Springwood Avenue; thence in an Easterly direction along the North margin of Springwood Avenue, a distance of One Hundred feet (100') to the point and place of BEGINNING.



(The property above described being shown outlined in red on the attached blueprint).

2. TOGETHER WITH all buildings and improvements thereon, including the equipment of LESSOR listed under Schedule "A" hereto annexed, and all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all LESSOR'S right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

3. TO HAVE AND TO HOLD the aforesaid premises unto LESSEE, its successors, assigns and sublessees, subject to the provisions of this lease for the term of **FIVE (5) YEARS** beginning on the **First** day of **August**, 19 **52**, and ending on the **31st** day of **July**, 19 **57** ;

4. The said LESSEE, its successors or assigns, yielding and paying unto the said LESSOR as rental the sum of **Three Hundred and Fifty Dollars (\$350.00)** per month, payable on the first day of each month in advance.

it being understood and agreed, however, that said rent hereunder shall not begin until LESSEE shall have been given actual possession of the demised premises as hereinafter provided. LESSEE may apply all or any part of the rentals accruing under this lease to the payment of any sum or sums owing or that may become owing by LESSOR to LESSEE at any time during the continuance of this lease.

AND THE PARTIES HERETO do further covenant and agree together as follows:

5. LESSEE shall have the following options to renew and extend this lease at the rental hereinafter mentioned, viz.:

(a) An option to renew and extend this lease for a further term of **FIVE (5)** years next succeeding the term of this lease, at a rental during such renewal term ~~at~~ at the same rental as stipulated for the original term hereof.

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(b) ~~A further option to renew and extend this lease for a further term of FIVE (5) years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term at the same rental as stipulated for the original term hereof.~~

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(c) ~~A further option to renew and extend this lease for a further term of FIVE (5) years next succeeding the expiration of the second renewal period above mentioned, at a rental during such third renewal term at the same rental as stipulated for the original term hereof.~~

it being agreed that in the event of the exercise by LESSEE of said renewal options or any thereof, all covenants, terms, conditions and provisions of this lease shall remain in full force and effect; it being further understood and agreed that in the event LESSEE shall elect to exercise said options of renewal or any thereof it shall do so by written notice thereof to LESSOR not less than thirty (30) days prior to the expiration of the then current term and the sending of such renewal notice shall constitute the renewal and extension of this lease in accordance with the terms of such renewal option so exercised, without the necessity of the execution of a separate renewal lease.