

THIS SUPPLEMENTAL AGREEMENT, made this 3rd day of June, 1953, by and between CHARLES E. McKAY and MILDRED McKINNEY McKAY, his wife, hereinafter called "LESSOR", and THE AMERICAN OIL COMPANY, a corporation of the State of Maryland, hereinafter called "LESSEE";

WHEREAS, by a certain lease dated the 11th day of October, 1949, the said LESSOR leased unto LESSEE, its successors and assigns, the following described lot of ground, together with the improvements thereon, situate in the City of Greenville, County of Greenville, State of South Carolina, to wit:

In Ward V of the City of Greenville, and being situate at the Southeast corner of Pendleton and Memminger Streets, and being known and designated as a portion of Lot No. 4 as shown on Flat recorded in Flat Book A, Page 459, R.M.C. Office for Greenville County, and being more particularly described according to Survey and Flat by C. M. Furman, Jr., Engineer, as follows:

BEGINNING at a stake in the Southeast corner of Pendleton and Memminger Streets and running in a Southerly direction along Memminger Street One Hundred feet (100') to a stake; thence running in an Easterly direction parallel to Pendleton Street One Hundred feet (100') to a stake; thence running in a Northerly direction parallel to Memminger Street One Hundred feet (100') to a stake; thence running in a Westerly direction along Pendleton Street One Hundred feet (100') to the point of Beginning.

for the term of ten years beginning on the first day of January, 1950, and ending on the 31st day of December, 1959, at the rental of one cent (1¢) per gallon on each gallon of LESSEE'S brands of gasoline and/or motor fuel sold from said premises by LESSEE, its agents or assigns, to the consuming trade, it being understood, however, that said rent shall not be less than Two Hundred and Fifty Dollars (\$250.00) per month; and with an option to LESSEE to renew and extend the said lease for a further term of five years at the same rental as stipulated to be paid during the initial term; and further with an option to LESSEE to purchase the said property during the initial or any renewal period as provided in Paragraph 6(b) of the said lease, all as will more fully appear by reference to said lease, and

WHEREAS, the parties hereto do hereby desire to supplement said lease as hereinafter provided,

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, the parties hereto, LESSOR and LESSEE, do hereby agree with each other as follows:

1. The LESSOR does hereby grant unto LESSEE the further option to renew and extend the aforesaid lease for the term of five years next succeeding the expiration of the first renewal period above mentioned, at a rental during such second renewal term of a sum, payable on the fifteenth day of each month, equivalent to one cent (1¢) per gallon on each gallon of LESSEE'S brands of gasoline and/or motor fuel sold during the preceding calendar month from said premises by LESSEE, its agents or assigns, to the consuming trade, it being understood, however, that said rent shall not be less than Three Hundred Dollars (\$300.00) per month; it being further agreed that in the event LESSEE shall elect to exercise said option, it shall do so by written notice 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 the aforesaid lease in accordance with the terms of the renewal option so exercised, without the necessity of the execution of a separate renewal lease.