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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum and petroleum products, and at lessee's option for the conduct of any other lawful business thereon.

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The term of this lease shall begin when the attached option to lease is exercised by lessee by written acceptance of this lease either mailed to lessor at Greenville, South Carolina, or filed for record in Greenville County, South Carolina, and shall expire July 31, 1964.

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During the original term of this lease agreement, the lessee agrees to pay to the lessor a rental of Seventy Five and no/100 (\$75.00) Dollars per month, payable on the tenth (10th) day of each and every month in advance. In the event the option to lease is so exercised; the lessee shall have the right to extend this lease for one (1) additional term of five (5) years at a rental of One Hundred and no/100 (\$100.00) Dollars per month, payable on the tenth (10th) day of each and every month in advance, and otherwise on the same terms and conditions, by presenting lessor with written notice of its election to exercise this right of extension at least thirty (30) days before the expiration of the preceding term. In the event the lease is so extended, the lessee further agrees to pay an additional sum during said extension term equivalent to 1¢ per gallon on the total deliveries to said premises of That Good Gulf Gasoline, No-Nox Gasoline, Traffic Gasoline and other Gulf Motor Fuels delivered to said premises in excess of 10,000 gallons per month. At the end of each month during said extension term, the lessee will compile a statement of its deliveries for said month, and in the event its deliveries exceed 10,000 gallons for said month, then the lessee shall pay 1¢ per gallon on each gallon in excess thereof. The records of the lessee as to deliveries shall be conclusive. Any sums due under this provision shall be payable within a reasonable time after the end of each monthly term.

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