

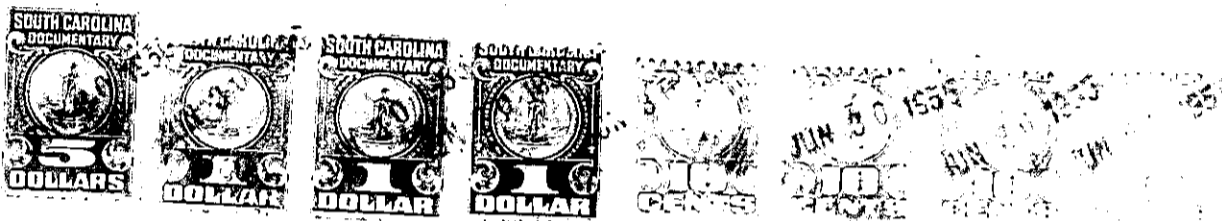
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LEASE

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THIS LEASE made this 1 day of June 1955 by and between LAND INC. (hereinafter called "Lessor"), and FOSTER OIL CO., (hereinafter called "Lessee")

WITNESSETH THAT --

First The Lessor hereby leases to the Lessee for a term of Ten (10) years beginning on the 1 day of June, 1955, and ending on the 1 day of June, 1965, the parcel of land on Intersection of White Horse Rd. and S. C. Hy. 291, Greenville County, State of South Carolina, bounded and described as follows: 90 feet frontage on the White Horse Road and 150 feet on S. C. Hy. 291 and 150 feet on rear line parallel to S. C. Hy. 291.



Together with all the improvements thereon, and all equipment and apparatus used in connection with the gasoline filling and automobile service station located on said premises. Included among said equipment and apparatus is the following: Foster Oil Company is to pay the electricity bill for the pumping of the water for themselves and the house next door. Land Inc. agrees to connect the station to city water when it is available, at which time they will disconnect the pump from the station. Land Inc. further agrees to maintain the pump, until city water is available.

Second Foster shall pay as rent for the leased premises a gallonage rental of one (1) cent for each gallon of gasoline sold by Foster upon the leased premises, said gallonage to be paid in monthly installments on or before the fifteenth day of each calendar month, and each installment to be computed upon the number of gallons of gasoline so sold during the next preceding calendar month as shown by Foster's books, provided, however, that the said rent to be paid by Foster shall be not less than One Hundred Seventy Five Dollars (\$ 175.00 per month regardless of the actual number of gallons of gasoline actually sold as aforesaid.

Third Lessee may from time to time erect and install upon the leased premises such additional equipment and apparatus as it deems necessary for its business, and may from time to time make such alterations and changes therein and otherwise in the leased premises as it sees fit. It may paint in colors of its own selection any and all buildings, equipment and apparatus now or hereafter upon the leased premises.

Fourth Lessor shall pay all taxes, assessments and other governmental or municipal charges levied or assessed upon the leased premises as the same become due and payable. If Lessor fails to pay such taxes, assessment, charges and / or, as the same become due and payable, any mortgage or other lien indebtedness and interest thereon which for any reason may be an encumbrance on the leased premises prior to this lease, Lessee may pay the same, or such portion thereof as it elects to pay, charge the amount of such payment to Lessor and withhold all rentals due hereunder until Lessee shall have fully reimbursed itself for all sums so paid.

For Assignment of Lease + Rentals see Deed Book 528 Page 475