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LEASE

This indenture made this 24th day of June 1955, by and between J. WALTER MOON, of Route # 2, Piedmont, South Carolina, First Party, and GREENVILLE PETROLEUM COMPANY, Greenville, South Carolina, Second Party.

WITNESSETH

That in consideration of the covenant, and agreements of the Second Party hereinafter set forth, said First Party hereby agrees and binds himself to lease to the Second Party for a period of Five (5) years, specifically defined as from the 1st day of June 1955, until the day of June 1, 1960, the premises located on Highway #2, at Moonville, South Carolina, and being operated as Vaughan Atlantic Service Station.

1. Party of Second Part agrees to loan to Party of First Part the following equipment for use in operation of service stations.

- 2 Electric Computing Pumps
- 4 550 Gal. Underground Tanks
- 1 Air Compressor
- 1 1 gal. Stroke Pump
- 1 36 Road Sign

2. Party of Second Part also agrees to paint the outside of the building its company colors.

3. Party of Second Part agrees to pay Party of First Part, rental in the amount of one (1¢) cent per gallon on Regular and Hi Test, nothing on Third grade Gasline, that the Party of First Part purchases from Party of Second Part.

In consideration of the foregoing, the Party of the First Part covenants, and agrees as follows:

A. That during the term of contract he will pay all general and special taxes, and assessments that may be levied or assessed against said premises and/or property owned by him located thereon.

B. That all buildings, structures, tanks, pumps, greasing racks, and other equipment placed upon the premises by Second Party or by third persons acting under arrangement with Second Party, whether or not embedded in the soil or affixed to the realty, shall remain the sole property of Second Party and the expiration this lease by lapse of time or otherwise, said Second Party shall have and is hereby given the right at any time, within thirty (30) days after such termination, to enter upon and remove from said premises, any equipment by it at any time placed thereon.

C. That the second party can in no way be held responsible or liable for any damage resulting from fire, explosions, or pollution resulting from petroleum products that the First Party has on inventory or sells.

D. In the event of First Party's selling or assigning his property, this lease shall be deemed valid and binding to whomever he may sell or assign.

E. In the event of fire, bankruptcy, or any other cause that renders the place of business inoperative either from act of man or act of God, the Second Party may, at its option, and by giving three (3) days written notice to Party of First Part, or his heirs, of its intent, may enter premises, remove its equipment thereby canceling this lease.

F. Party of First Part will pay the Party of the Second Part (or a Third Party designated by him) the Second Party's established tankwagon price in cash at time of delivery for all petroleum products.

G. That, unless either party serves written notice by registered mail thirty (30) days prior to the expiration date of this lease, it shall continue in force, automatically renewing itself on a year to year basis with all clauses binding.