

6. At the expiration of the term, or any renewal thereof, Lessee shall have the right and privilege of removing all equipment, supplies and fixtures of every kind and nature placed or purchased on the premises by the Lessee.
7. At the expiration of the term hereby created, or any renewal thereof, or upon the termination of this lease by forfeiture or otherwise, Lessee agrees to surrender unto the Lessor peaceable and quiet possession of said premises.
8. Lessor hereby grants to Lessee the right of refusal of any purchase offer that Lessor may receive during the term of this lease. In the event that Lessee declines this purchase privilege in a thirty day period, Lessor may then sell this property and by paying Lessee a sum equal to its entire installation expense may secure a cancellation of this lease. This expense to be pro-rated as to time of occupancy by Lessee.
9. Lessor warrants that she is the owner of a fee simple, marketable title to the above described property, and that she will warrant and forever defend the said premises unto the said Lessee, its Successors and Assigns, against the Lessor and her Heirs and against every person lawfully claiming or to claim the same or any part thereof. Lessor further agrees that if any flaw be found in the title, at any time during the term of this lease, that the Lessor, at her own expense, will take such action or file such proceedings as may be necessary to remove any cloud on title, to the end that Lessee will enjoy peaceful and uninterrupted possession during the term of this lease, and will receive a marketable title, free and clear of all liens, if the Lessee exercises the option to purchase.
10. It is understood and agreed that no rent shall be payable unless and until the Lessor obtains, from The Gulf Oil Corporation, a written release or consent which will permit Lessor to rent and take possession of the Leased premises.
11. The terms and conditions of this lease shall extend to and be binding upon the heirs, executors, administrators, assigns, and successors of the respective parties hereto.
12. Lessee will at its expense (this figure to be included in installation expense referred to in P 8) install a metal awning over window of service station and adequate lighting in the service station bays and driveway, and that Lessee will paint the station it's company colors as is consistant with Lessee paint policy.
13. It is mutually agreed that no alcoholic beverages will be sold at premises.

IN WITNESS WHEREOF, the Lessor has set her hand and seal hereto at Greenville, South Carolina, and the Lessee has caused these presents to be executed by its Vice-President the day and year first above written.

In the presence of:

R.K. Harris
J.H. Williams

Inez H. Sutton (SEAL)
 Lessor

GREENVILLE PETROLEUM COMPANY, INC.

BY: Richard E. Mitchell (SEAL)
 Vice-President, Lessee

STATE OF SOUTH CAROLINA)
 COUNTY OF GREENVILLE)

Personally appeared before me R.K. HARRIS who being duly sworn, says that he saw the within named Inez H. Sutton, as Lessor, and Greenville Petroleum Company, Inc., by Richard E. Mitchell, Vice-President, as Lessee, sign, seal, and as their respective acts and deed, execute the within Lease Agreement, and that he with J.H. WILLIAMS witnessed the execution thereof.

SWORN to and subscribed
 before me this 14th day
 of December, 1956.

Marcus L. Bennett (SEAL)
 Notary Public for S.C.

R.K. Harris

Recorded January 26, 1957 at 10:10 A.M. # 2164