

Page 3

ARTICLE III.

R E N T A L:

Lessee shall yield and pay as rental for said premises for and during the term of this lease the sum of THREE HUNDRED TEN AND NO/100 (\$310.00) DOLLARS per month, payable monthly in advance not later than the twentieth (20th) day of each and every month; and an additional rental semi-annually in a sum equal to one cent (1¢) per gallon of all gasoline in excess of One Hundred Fifty Thousand (150,000) gallons which Lessee may deliver to the service station during the six months' period for which such rental is to be computed, which gasoline shall be sold from and through said station; and such additional or excess rental, if any,

Said rentals may be paid by Lessee's check, draft or voucher, payable to the order of Leon E. & Frances J. Ashmore and mailed to such Payee at 6133 Augusta Rd., Greenville, South Carolina, or to such other Payee or address as Lessor may from time to time hereafter designate in writing. (continue on reverse)

If, at any time during the term hereof Lessor, or if there be more than one, any Lessor, shall be indebted to Lessee on account of any indebtedness arising under the terms of this lease, but not otherwise, it is agreed that Lessee shall have the right to apply any accruing rental on said unpaid indebtedness, and that any amount so applied shall constitute rental payment hereunder.

ARTICLE IV.

P E R M I T S:

Lessor shall furnish at its sole cost and expense, the necessary consents and permits (hereinafter referred to collectively as "permits"), required by any governmental authority for the construction and installation of the desired buildings, structures, and improvements including driveways and approaches over the sidewalks, parkways and curbing, and for installation and maintenance of tanks, pumps, signboards, light posts and lighting facilities, including illuminated signs, and other equipment and appliances for operating and conducting upon said premises a gasoline and oil filling and

ARTICLE III

RENTAL (Continued)

shall be paid at the end of each six months' period not later than thirty (30) days after the expiration of each six months' period.

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