

GREENVILLE S.C. S.C.
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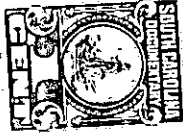
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

This indenture or lease by Maxwell Rhodes, resident of Route 5, Piedmont, South Carolina, and H. G. Ezelle, resident of Anderson, South Carolina

WITNESS, that the lessor has leased to the lessee and the lessee has leased from the lessor all that certain piece, parcel or lot of land lying and situated in Oaklawn Township on the West side of Highway number 20 (formerly known as Highway number 29), for and in consideration of the sum of Three Thousand Seven Hundred Fifty (\$3,750.00) Dollars, being land rental on lots numbers 92, 93, 94, 95, 96, 97, 98, and 99 of the T. D. Bennett sub-division prepared by Sam G. Lowe, registered engineer, said plat of record in the R. M. C. Office of Greenville County, South Carolina, in Plat Book S, page 143, said deed of M. C. Jordan to Maxwell Rhodes to be duly recorded in the R. M. C. Office of Greenville County, South Carolina.



This indenture or contract to extend for a period of ten years plus two years on which the lessee holds said lease now in force, or a total of twelve years.



It is agreed that the lessee will keep in good repair the station equipment now on said premises, also that the lessee will paint the exterior of said building once every three years, the first coat of paint to be applied within thirty days at no expense to the lessor.

It is agreed that in the event of the death of the lessee or the termination of his services with the Texas Company, that the lessor will pay to lessee or to his Executor, Administrator, or his heirs a lump sum for the unexpired time of said indenture or lease, based on \$31.25 per month within ninety days, if lessor desires, and upon such payment being made this lease shall terminate and become null and void. If the lessor does not desire to pay such lump sum, then the lessee, or his Executor, Administrator, or heirs shall have the right to negotiate for and execute a lease to the premises for the unexpired term of this lease to any oil company of his choice.

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