

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 FOUR HUNDRED FIFTY-SIX AND 20/100(\$456.20) DOLLARS per month, payable monthly in advance not later than the twentieth (20th) day of each and every month; and an additional rental in a sum equal to One (1¢) Cent per gallon of gasoline in excess of Thirty-five Thousand (35,000) gallons which Lessee shall deliver to the service station for sale therefrom during each month of the term hereof, and such additional rental, if any, shall be paid not later than thirty (30) days after the expiration of each yearly period of said term.

Said rentals may be paid by Lessee's check, draft or voucher, payable to the order of Lullwater Syndicate, Inc., and mailed to such Payee at P. O. Box 994, Greenville, South Carolina, or to such other Payee or address as Lessor may from time to time hereafter designate in writing.

If at any time during the term hereof Lessor, or, if there be more than one, any Lessor, shall be indebted to Lessee on any account, whatsoever, 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

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