

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 a sum equal to ONE (1¢) CENT per gallon of all gasoline which shall be delivered by Lessee to said station and which shall be sold from and through said station during the month for which rental is to be computed; provided, however, that the rental payable hereunder during any one month of said term shall not be less than FOUR HUNDRED SIXTY-FIVE AND NO/100 (\$465.00) DOLLARS, and not more than FIVE HUNDRED FIFTEEN AND NO/100 (\$515.00) DOLLARS. The monthly periods for which rental shall be due and payable shall be calendar months. All rents shall be payable within twenty (20) days after the end of each month during which the rental accrued.

Said rentals may be paid by Lessee's check, draft or voucher, payable to the order of WILLIAM L. ANDRE, and mailed to such Payee at No. 10 Pine Knoll Drive, 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 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 payments 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

(Continued on Next Page)