

in the R. M. C. office for Greenville County, State of South Carolina in Book 491 Page 530 until December 1, 1965.

It is further agreed that during this period, the Lessee has permission to demolish the existing building on the premises claiming any salvage rights of same and to commence construction of a new service station on the premises at cost of not less than Thirty thousand (\$30,000.00) dollars.

## OPTION

6. At any time prior to October 1, 1975, Lessee shall have the option to renew this Lease for a period of ten additional years or until November 30, 1985, with all provisions the same except that paragraph 5 will not apply to any renewal and that the rental during the renewal shall be at the rate of one and one-half (1½) cents per gallon of gasoline delivered to leased premises by the Lessee with a minimum monthly rental of two-hundred and fifty (\$250.00) dollars each calendar month.

## TAXES

7. The Lessee shall pay, during the term of this lease or renewals thereof all city and county taxes on the demised premises and improvements thereon and shall pay one-half (1/2) of any city or county assessment against said premises.

OWNERSHIP  
OF PROPER-  
TY

8. It is understood and agreed that any buildings or improvements upon the demised premises at the termination of this lease or any renewal or renewals thereof shall be and become the property of the Lessor. This does not include dispensing equipment for the sale of petroleum products, gasoline pumps, underground storage tanks, air compressors, lifts and other filling station equipment customarily used in the marketing and selling of petroleum products, automobile accessories and similar goods, wares and merchandise which shall remain personal property and shall remain the property of the Lessee.

RIGHT OF  
REMOVAL

9. Lessee shall have the right to enter upon and remove from the demised premises with such appliances as may be necessary, any and all of such personal property and equipment which it now owns or which it shall hereafter locate or place upon the leased premises, and at any time during the term of this lease or any extension or renewal thereof, and at and from the expiration or termination of either, Lessee shall have the right to leave said removable property and equipment on the demised premises until a successor succeeds the Lessee at said premises and purchases or leases said property and equipment or declines so to purchase or lease.

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