

paired by Lessee. Lessors are to maintain slope of the fill at the rear of the lot thus assuring the use of entire area by Lessee. Lessors are to apply crusher run stone to all unpaved area on the leased premises and maintain said area so that it can be used satisfactorily by Lessee during this lease. Lessors agree to extend drain from service station wash bay to the toe of the fill so that it will work properly.

10. It is understood and agreed that at the expiration of this lease, the Lessee shall have the right to remove all storage and dispensing facilities for petroleum products and equipment, including hydraulic lifts, air compressors, sign poles, flood lights, lights and all fixtures, appliances and movable equipment placed in or about the premises by the Lessee. However, no underground piping shall be removed.

11. It is understood and agreed that the Lessors shall not build nor permit the erection of any building or other structure on the property which he owns immediately adjacent to the land herein demised, nearer than twenty-five (25) feet to the South Carolina State Highway Department right of way and that should they sell said land the deed conveying same shall contain a provision restricting said property against the erection of any such building or other structure.

12. The Lessors do hereby agree to pay promptly when due, all insurance premiums on policies insuring the premises herein demised and all real estate taxes and assessments which may be levied against said property.

13. The Lessors covenant and agree that if the Lessee shall pay the rent herein provided, and shall keep, observe and perform all of the other covenants and agreements of this Lease, by the said

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