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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

LEASE AGREEMENT

THIS LEASE made as of the 11th day of June, 1970, between the Spartan Petroleum Company, Inc., a South Carolina Corporation, hereinafter referred to as Lessor and James A. Owens, a citizen of Greenville County, South Carolina, hereinafter referred to as Lessee.

WITNESSETH:

That in consideration of the respective promises made between the two parties, it is agreed as follows:

1. Lessor agrees to lease to Lessee that parcel of land including all improvements located thereon, located at the corner of Augusta and McKay Streets, Greenville, in the County of Greenville, State of South Carolina, for a period beginning the first day of the first complete month following completion of repairs to the roof of the building located on the above mentioned property and running for five years thereafter. Lessor agrees to notify Lessee, in writing, when said repairs are completed and will allow Lessee immediate access to the premises in order that necessary alterations may be made by Lessee.

2. Lessee agrees to pay Lessor rental in the amount of One Hundred fifty and No/100 (\$150.00) Dollars per month, payable in advance on or before the tenth day of each month following occupancy by Lessee.

3. Lessee assumes the full responsibility for operation and use of said premises and all liability for damage resulting from said operation and use, and further agrees to hold Lessor harmless from any action resulting from Lessee's use of the said premises.

4. Lessor is responsible for all real property taxes covering the leased premises and agrees to maintain the roof during the term of this lease. Lessor is also responsible for the plate glass in the above mentioned building. Lessee is responsible for the payment of all utilities and license fees and all other maintenance expenses for the above mentioned building.

5. Without Lessor's prior written consent which will not be unreasonably withheld, Lessee shall not make any additions, alterations or improvements to the leased premises. Should said additions, alterations or improvements be made, they are to be made at Lessee's expense and Lessee is responsible for their removal at the termination of this Lease Agreement.

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