DEALTR LAS APPRILIT

Made this 1st day of March, 1003, between Mohols Gil Commany, Inc. a South Carolina corporation, as Lesson, and James F. Fillespie of Greenville, South Carolina as Lessee.

1. Lessor hereby leases and lets unto Lessee that certain tract or parcel of land, with all real property improvements thereon (except underground tanks and pumps owned by Lessor), situated in the City of Greenville, County of Greenville, and State of South Carolina, described as follows:

Gasoline Service Station located at 515 Pendleton Street (corner of Mallard Street), Greenville, South Garolina.

- 2. To have and to hold for an original term commencing on the 1st day of March, 1983, and ending one day prior to the 1st day of August, 1991, and for an extended term of 0 years from and after the end of the original term; however, this lease shall not be effective for said extended term if, at least sixty (60) days prior to the expiration of the original term, Lessee notifies Lessor in writing that this lease shall terminate at the end of said original term.
- 3. Lessee agrees to pay as rent for said premises: (\$200.00) per month, payable in advance on or before the 10th day of month.
- 4. Lessee agrees to maintain the premises hereby leased in good condition and repair.
- 5. Lessee agrees to pay all charges connected with the operation of said premises, including all license, permit and inspection fees, occupation and license taxes, and all water, sewage, gas, telephone, electric light and power charges assessed or charged on or against said premises, or Lessee's use or occupancy thereof, or the business conducted thereon.
- 6. Lessee agrees not to assign this lease, or sublet the leased premises, or any part thereof, without first securing Lessor's written consent; not to cause or suffer any lien or encumbrance to be placed upon the leasehold hereby created, or any part thereof; and not to remove or permit to be removed from the leased premises, any of the buildings, fixtures, equipment, tools and appliances situated thereon.
- 7. Lessee here y agrees to indernify, protect and save Lessor harmless from and against any and all losses, damages, claims, liability, suits and actions, whether in law or equity, judgments and costs, which shall arise from or grow out of any injury to or death of persons and for damage to property accruing while such person or property are on, approaching or leaving the leased premises, or caused by, arising from, or in any manner connected with the use, maintenance, operation and/or

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