Personally appeared before me John P. Foster and made oath that he saw Calvin Fentress, as Vice President and C. E. Siddall, as Secretary of Saluda Land & Lumber Company, a comporation chartered under the laws of the State of Delaware sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written deed, and that he with Wendelle Meents witnessed the execution thereof.

Sworn to before me this 24th day of April

Mildred Boom (SEAL)

Notary Public for Cook County Illinois. My commission expires February 5, 1938.

S. C. Stamps \$1.00

U. S. Stamps \$0.50

John P. Foster.

Recorded this the 12th day of August, 1937 at 10 A. M. #10202.

Agreement dated the 16th day of July 1977 by and between T. C. Ramey, New Buncombe, Road, Greenville, S. C., (lessor) and National Sil Co. Idc., afcomposition of NA C. having a place of business at Greenville, S. C., (lessor).

(1) Premises Leased. Lespor hereby leases unto Zesseeva track of land, with the improvements thereon, in the City of Greenville, County of Greenville, State of C. described as follows:

One wooden structure to be pased as semple station on the New Buncombe Road, It miles from Greenville on U. S. Fighway 125.

(2) -- Terms. To have and to Hold for the zarm of 4 years, from and lafter the 15 day of September Nineteen Hundred Thirty Seven, which is the september of the seven.

Nineteen Hundred Thirty Seven. (3) Termination. A notice of three fonths in writing is required of said lessee should lessee desire to vacate said premises at the termination of this lesse, and whould the said lessor desire possession a like notice shall be required, and find ase such natice shall have been given by either party, the said lessors shall have the right to re-enter and repossess said premises at the end of this lease, and if no such notice be given by either party that lease shall continue in force for a like period as set in this lease subject to all the covenants and conditions herein contained.

(4) Rental begge gares to pay the following rent for said premises:--An amount equivalent of to one cent (1¢) for each gallon of gasoline of lesisce sold during the month at said station of the lessee or its agents of assigns. Payments of said rental are to be made on or before the tenth

day of the month following the month in which mental is earned.

Lessee agrees that rental shall be payable in monthly installments and that it my installment shall be due and suppaid for den 110 Hays after written notice of such default has been
delivered to lessee at its General office in Fichmond, Virginia, lessor shall there have the right
to terminate this lease on thirty (30) days written notice to lessee with the same of the same

- (5)--Maintenance. (a) Lesson agrees to maintain said premises and thereverents it good repair during the term of this lease recept as hereafter in sub-section (5)" of this clause provided and to rebuild within sixty days any structures on said premises damaged or destroyed in any manner. In the event of lesson's failure to do so, lessee, at its election, may either terminate the lease on thirty days' notice to lesson, in which event restals shall abate from the date of destruction or damage, or do the necessary repairing or rebuilding at the expense of the lesson and have the right to apply accruing rentals for the purpose of minburging itself for principal expenditure, together with interest at six per cent. If, sunging the time the provided are undergoing repairs, the use thereof by lessee is materially interfered with the cent according during such period shall be abated.
- (b) During the term of this lease, lessee shall maintain the mechanical equipment in good repair, and, whenever it deems necessary, shall paint structures on said premises.
- (6) Removal of Property. Lessee shall have the right at any time during the continuance of this lease or within thirty (30) days after its bermination to sever and remove all pixtures, equipment and other property of lessee placed on said premises by lessee during the terms of this or any previous lease, or any extension or renewally thereof.
- (7)--Lessee's Right of Termination. Should lessee, for any reason other than (a) any wilful act of lessee and/or (b) damage or destruction of premises and of any structures thereon, be prevented from establishing or continuing the business of distributing retroiteum products on said premises, lessee may terminate this lease upon giving thirty (b) have prefitten notice to lessor, in which event the rental obligation shall be prorated to the date of such termination.
- (8)--Damages for Defect in Title. Lessor covenants that he well seized of said premises, has good right to lease the same, and warrants and agrees to defend the title thereto; and to reimburse and hold lessee harmless from all damages and expenses which lessee may suffer by reason of any restriction, encumbrance or defect in such title.
  - (9) -- Taxes and Encumbrances. Lessor agrees to pay all taxes, assessments and obligations