

TITLE TO REALESTATE

STATE OF SOUTH CAROLINA - GREENVILLE

thereof. Should Lessor fail so to reimburse Lessee for the expense of such repairs, Lessee may withhold from any rentals payable hereunder as they accrue such amounts as may be necessary fully to reimburse Lessee.

6. Lessor represents that all necessary permits have been obtained to permit the storage, handling, advertising and sale of gasoline, lubricants and automobile accessories and for any and all business usually conducted in connection with gasoline service stations, and that any and all permits or licenses required therefore which have been taken out are valid and now in force and effect. Lessor agrees to transfer to Lessee any and all such permits or licenses issued to Lessor for the storage, handling, advertising and sale of petroleum products at said premises if such permits or licenses are transferable.

7. Lessee shall have the privilege and option of renewing this Agreement for five (5) additional periods of one (1) year each, the first of such periods to begin on the expiration of the first period herein granted, and each successive period to begin on the expiration of the period then in effect, upon the same terms and conditions as herein set forth and all of said privileges of renewal and extension shall be considered as having been exercised unless Lessee gives Lessor notice in writing at least thirty (30) days' prior to the expiration of the period then in effect of its intention not to exercise such renewal privilege. However, it is understood that in the event the lessee exercises its option to renew this lease for the five additional periods of one year each, that the lessor shall have the option of terminating said renewal periods at the end of the fourth year, provided, thirty days previous notice in writing is given to the lessee by the lessor.

8. (Marked out)

9. Lessor covenants that it is well seized of the demised 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 any damages and expenses which Lessee may suffer by reason of any reconstruction encumbrance or defect in the title to the premises.

10. (Marked out)

11. Any notice to be given by Lessee to Lessor shall be sufficiently given, if in writing, and delivered to Lessor, or mailed, postage prepaid, to Lessor at the premises herein described, or at such other address as may at any time be furnished by Lessor to Lessee.

The covenants and agreements herein contained shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

In witness whereof, the parties hereto have executed this agreement the day and year first above written.

Geo. E. Williams

Josephine Cureton

Witness

P. F. Cureton.

Lessor

Standard Oil Company of New Jersey

T. H. P. (Company)

BY: A. M. Graves

Manager

Attest: T. H. Parler, Jr.

(Incorporate here the acknowledgment of the Lessor in the statutory form of the State where the leased property is situated.)
State of South Carolina,
County of Greenville.

Personally appeared before me Geo. E. Williams, who being duly sworn, says that he saw P. F. Cureton sign, seal and as his ^{own} act and deed, deliver the foregoing instrument for the purposes therein mentioned, and that he with Josephine Cureton witnessed the execution of same.
Sworn to before me this 18th day of Dec. 1939.

James T. Outz.

Geo. E. Williams.

Notary Public for S. C.

S. C. Stamps \$0.24

Recorded February 2, 1940 at 1:22 P. M. #1443 BY: E. G.