

cating oils, or any other petroleum products except first- and second-grade gasoline. But it is fully understood that the monthly rental shall not be less than fifty dollars per month, for any month of occupancy, except the first two months of January and February, 1950. If The Lessee shall continue in the occupancy of the premises for the second and additional term of five years, the rental shall be three-fourths of one cent per gallon for each gallon of first- and second-grade gasoline sold through the said station, and not less than fifty dollars for any one month. And if the said Lessee shall continue to occupy the premises for the third and further term of five years, the rental shall be one cent per gallon for each and every gallon of first- and second-grade gasoline sold through the said station, not to be less, however, than fifty dollars, for any calendar month. It is specially agreed that The Lessee shall pay for each and every month of its occupancy under the provisions of this Lease (except for the first and second months) by remitting to The Owner at her Postoffice Address as given in the Third Paragraph, *supra*, and that each remittance shall be mailed on or before the tenth day of the month following that month for which payment is made, unless and until the parties shall have mutually agreed on some other method and time of payment, or The Owner may have served notice of some change in her address.

SIXTH. ALCOHOLIC LIQUORS. It is specially understood and agreed that no beer, wine or other alcoholic beverage of any sort shall be sold upon the premises.

SEVENTH. TAXES. All property taxes on the premises, including both the ground occupied and the building erected, shall be paid, during the life of this lease, for the Year 1950 and for all subsequent years of occupancy, by The Lessee. Should Annual Returns be made in the name of The Lessee, it is specially agreed that such arrangement shall not be construed in any way to lessen The Owner's right, title, interest and estate in the premises.

EIGHTH. UPKEEP OF STATION. It is agreed and understood that The Lessee shall keep The Station in good condition, during the tenure of its occupancy of the premises, and at the end of such tenure shall turn over the premises in as good condition as at the outset, natural wear and tear alone excepted.

NINTH. IMPROVEMENTS BELONG TO OWNER. It is fully understood that the improvements placed upon the premises by The Lessee shall, at the conclusion of The Lessee's occupancy, be the property of The Owner, including building, paving, etc., excepting the dispensing equipment for the sale of petroleum products, including gasoline pumps, underground storage tanks, air compressors, and lifts, which remain The Lessee's property, and which Lessee may remove and carry away at the end of this Lease.

TENTH. BUILDING PERMIT. In view of the fact that the premises lie about 500 feet from Greer corporate limits, and of the further fact that The City of Greer contemplates extending its limits, it is specially agreed and understood that should a building permit be refused by the City of Greer, in case of its extension of its limits, or should either the State Highway Department or the Greenville County Highway Commission successfully oppose The Lessee's plan to build as aforesaid, then and in such event this Lease shall utterly determine, and be of no further force and effect.