LEASE (Service Station Special)

This Lease, made and entered into this 1st day of July, 1932, by and between Duncan & Hunt, Trading and doing business as the Tire Exchange and ______ of the County of Greenville, and State of South Carolina, designated herein as Lessor, and Craig & Zimmerman, Incorporated, a South Carolina Corporation, designated herein as Lessee:

Witnesseth:

That Lessor does hereby lease to Lessee the following described premises in the City of Green, County of Greenville, and State of South Carolina to-wit: All that lot or parcel of land lying and being in the County, State and City aforesaid with a Service State on thereon. Said property owned by Mr. Smith and is located on Main Street. Together with all appurtanences and incidents thereto appertaining.

together with all improvements and equipment there on or connected therewith as evidenced by inventory attached hereto and marked Exhibit "A".

To Have and to Hold the same for a period of 2 years, beginning on the 1st day of July, 1932 and ending on the 1st day of July, 1934, unless somer terminated as hereinafter provided.

The Lessee agrees to pay to Lessor during the term of this lease, on or before the 15th day of each month, beginning with the 15th day of July, 1932, as rent for said premises, a sum equal in amount to (1) one cent (c) per gallon on all gasoline sold by Lessee on said premises during the preceding calendar month.

Lessee further covenants and agrees to operate said service station in a businesslike manner and will at all times endeavor to promote and increase the sale of gasoline at said station.

Said premises shall be used as a gasoline filling and automobile service station.

This lease is made contingent upon Lessor or Lessee obtaining and retaining the necessary legal permission to conduct and operate said business upon said premises. If said permission cannot be secured or, if obtained, is subsequently revoked, or if for any reason, it shallbecome illegal for Lessee to conduct said business upon said premises, then Lessee, at its option, may terminate this lease. Rents provided for shall automatically cease during any period of hims that Lessee is deprived of or denied the right to conduct its business upon said premises by any proper or legal authority.

Lessee is given the right to move, remove, change, alter or modify any portion of said premises, including buildings, tanks, driveways and curbing, and to make, build and place upon se id premises such installation and equipment as shall be necessary to meet the requirements, of Lessee, and is further given the right to paint in Shell colors any and all buildings and equipment now upon or which may be hereafter placed upon said premises.

(OVER)