

the Lessor thirty (30) days notice in writing of its intention to exercise said privilege of renewing thirty (30) days prior to the expiration of the ten (10) year term herein created.

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The Lessee shall have the option and privilege of purchasing the real estate hereinabove described, at any time during the first year of the ten (10) year term herein created at and for the sum of Forty One Thousand Two Hundred Dollars (\$41,500.00) plus the cost of the buildings and improvements placed thereon by the Lessor less depreciation at the rate of ten per cent (10%) per annum. In the event of the exercise of this option, the Lessor agrees to furnish a certified statement of the cost of said buildings and improvements and further agrees to convey to the Lessee herein a clear and unencumbered title to the said property.

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It is agreed that Lessor shall not terminate this lease for or on account of the failure of Lessee or its sublessees, or assigns, to pay any monthly rental when due, or to comply with any other terms of this lease, without first giving to Lessee a written notice of her intention to so terminate or cancel this lease, not less than thirty (30) days prior to such cancellations or termination. If during the said thirty (30) days period, the Lessee shall pay said rental installment or comply with the term or conditions of the lease stated in said notice, then the right of the Lessor to cancel or terminate the lease for the cause mentioned in the notice shall cease and be of no effect.

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It is further agreed that if by ordinance, law or regulation of the United States or the State of South Carolina, or any political subdivision of either of said governments, it shall become unlawful to sell and/or store or deal in gasoline, petroleum and/or its products on said premises, or if the use of the premises herein demised shall be in any manner restricted for the purposes stated in this agreement thereupon at the option of the Lessee, this lease may be immediately terminated and all obligations of Lessee hereunder relieved and discharged.

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Lessor agrees to pay all taxes upon the land and buildings and improvements thereon and further agrees to keep the buildings and improvements in good condition and repair from structural defects, normal wear and tear or any act of God, during the term of this lease or any renewal or extension thereof at Lessor's own expense. If Lessor should fail to make said repairs upon notice to her that said repairs are necessary, then the Lessee may cause same to be made and apply any charges therefor as payment of rental due or to become due under this lease. The Lessee shall pay the taxes on its property and equipment on the leased premises.

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It is agreed that Lessee shall have the right to remove all of its equipment, including storage tanks, pumps, pipe line, office equipment, signs, electrical and other kinds and all trade fixtures and equipment used in the operation of Lessee's business on said premises, at the expiration of this lease or sooner determination or any extension thereof, and that it may enter upon said premises at any time within ten (10) days after the expiration of this lease or any extension thereof for the purpose of removing any of its property and equipment and fixtures, or leased by it and installed on said premises.

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It is agreed that Lessee may make such additions, alterations, and improvements upon the buildings on said premises including the walls, partitions, electric wiring and lines, as to it shall seem best for the conduct of its business, or the use of said premises for any purpose authorized hereunder. All of said