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LEASE

we allowed the form

THIS LEASE made this 20th between property Stevens Color Minu.

day of October

, 1948 , by and

Piedmont, South Carolina

hereinafter called "Lessor" (whether one or more), and SHELL OIL COMPANY, Incorporated, a Virginia corporation with offices at 50 West 50th Street in the City, County and State of New York, lessee, hereinafter called "Shell,"

WITNESSETH THAT:

First. Lessor hereby leases to Shell for a term of

Five

(5) years, beginning upon the

1st day of January

, 19 49 , and ending on the

day of December

19 53

the parcel of land situated on U. S. Highway #29

xxx near Piedmont

County of Greenville , State of South Carolina , more particularly described as follows:

A piece of land at the junction of U. S. Highway No. 29 and the paved road leading
from the same to the Town of Piedmont, being a triangular plot with frontage of 125 feet
more or less on U. S. Highway #29, 125 feet more or less on Piedmont Road and with a
third dimension of 60 feet more or less; being the same premises leased to Shell by
lessor by lease dated August 29, 1940.

Together with all appurtenances thereto, all improvements and all gasoline filling and automobile service station equipment and apparatus on said premises at any time during the original or any extended term hereof, including specifically the equipment and apparatus listed below, but excluding any equipment or other property belonging to Shell. In case of any variance between the above description and the premises actually used under this lease, said premises so actually used shall be deemed to be included berein.

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Second. Shell shall pay as rent for the leased premises, in cash to or by check to the order of J. P. Stevens & Co., Inc. , a gallonage rental of One cent(s) (1 s) for each gallon of gasoline sold upon the leased premises, said gallonage rental to be paid in monthly installments on or before the fifteenth day of each calendar month, and each installment to be computed upon the number of gallons of gasoline so sold during the next preceding calendar month as shown by Shell's books; provided, however, that the said rent to be paid by Shell shall be not less than Forty Dollars (\$ 40.00) nonexprecedence each full calendar month regardless of the number of gallons of gasoline actually sold as aforesaid.

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Fourth. Lessor shall maintain in good condition and repair all property herein leased, real and personal, and Lessor shall rebuild promptly any structures damaged or destroyed in any manner. In default thereof Shell may (a) terminate this lease on thirty days notice in which event all rentals shall abate from the date of such damage or destruction, or (b) repair or rebuild and charge to Lessor all sums expended therefor. If the leased premises shall be rendered unfit for occupancy in whole or in part and charge to Lessor all sums expended therefor. If for any cause not the fault of Shell including but not restricted to repairing or by reason of any such damage or destruction, or if, for any cause not the fault of Shell including but not restricted to repairing or rebuilding hereunder, the possession or beneficial use of such premises shall be interfered with, all rent or a just and proportionate part thereof, according to the nature and extent of the injury or interference sustained, shall abate until such premises shall have been fully restored or such interference shall have ceased.

Fifth. Shell may use said premises for any lawful purpose whatsoever and may erect and install upon the leased premises such additional buildings, improvements, equipment and apparatus and make such alterations and changes therein and in or upon such additional buildings, improvements, equipment and apparatus and curbs, as it deems desirable. It may paint in colors of its own selection any and all buildings, improvements, equipment and apparatus now or hereafter upon the leased premises.

Sixth. Lessor shall pay all taxes, assessments and other governmental or municipal charges on the leased premises and the improvements thereon, except occupational or equipment license fees and water or electricity charges incurred by Shell's occupancy hereunder. If, when due and payable, Lessor shall not pay such taxes, assessments or charges or any mortgage or other occupancy hereunder. If, when due and payable, Lessor shall not pay such taxes, assessments or charges or any mortgage or other occupancy hereunders thereon affecting said premises, Shell may pay the same, in whole or in part, and charge the amount of lien indebtedness and interest thereon affecting said premises, Shell may pay the same be charged to Lessor by Shell pursuant such payment to Lessor, and shall be subrogated to the rights of the lien holder. If any sums be charged to Lessor by Shell pursuant to this Article or any other Article of this instrument, or if any indebtedness be due from Lessor to Shell at any time, whether under to this Article or any other Article of this instrument, or if any indebtedness be due from Lessor to Shell at any time, whether under to this lease or otherwise, in addition to all other remedies, Shell may withhold all rent and apply the same against such sums or this lease or otherwise, in addition to all other remedies, Shell may withhold all rent and apply the same against such sums or indebtedness with indebtedness with interest thereon shall be fully liquidated during this lease or any extension pursuant to Article Third, Shell may extend this interest thereon shall not be fully liquidated during this lease or any extension pursuant to Article Third, Shell may extend this liquidated.