1954







THIS LEASE made this

10th.

November day of

19**50**, by

and between J.I.Skelton

. M. C. C. C. C. Co. N. C

(hereinafter called "Lessor"), and FOSTER OIL CO., AGENTS., called "Lessee").

(hereinafter

WITNESSETH THAT: -

First The Lessor hereby leases to the Lessee for a term of Five

(**5**) years,

Street in

, 1950 , and ending on the 10th. day of November

9th. day of

November

, 1955 , the parcel of land on Augusta Road County, State of South Carolina, bounded and

Greenville described as follows: Situate at the intersection of the Augusta Road and Potomac Ave., and knowned as the Skelton Service Station.

Together with all the improvements thereon, and all equipment and apparatus used in connection with the gasoline filling and automobile service station located on said premises - Included among said equipment and apparatus is the following:

Rent for said Service Station shall be One hundred twenty five dollars(125.00) per Month. Plus below gallonage rent. One Half Cent (金)

Second Foster shall pay as rent for the leased premises a gallonage rental of MXXXXXXXX for each gallon of gasoline sold by Foster upon the leased premises, said gallonage 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 calender month as shown by Foster's books; provided, however, that the said rent to be paid by Foster shall be not less than

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Third Lessee may from time to time erect and install upon the leased premises such additional equipment and apparatus as it deems necessary for its business, and may from time to time make such alterations and changes therein and otherwise in the leased premises as it sees fit. It may paint in colors of its own selection any and all buildings, equipment and apparatus now or hereafter upon the leased premises.

Fourth Lessor shall pay all taxes, assessments and other governmental or municipal charges levied or assessed upon the leased premises as the same become due and payable If Lessor fails to pay such taxes, assessment, charges and / or, as the same become due and payable, any mortgage or other lien indebtedness and interest thereon which for any reason may be an encumbrance on the reased premises prior to this lease, Lessee may pay the same, or such portion thereof as it elects to pay, charge the amount of such payment to Lessor and withhold all rentals due hereunder until Lessee shall have fully reimbursed itself for all sums so paid