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The Lessor covenants and agrees:

1. That the Lessee may from time to time install upon said premises such tanks, pumps, air compressors and other equipment ordinarily incidental to the operation of a service station as it sees fit. That title to all such fixtures shall remain in said Lessee and it shall have the right to remove the same, provided, however, it shall make all repairs necessitated by such removal.

2. That said Lessor will pay all state, county and municipal taxes and assessments against said land and building while all licenses and taxes upon the business and equipment shall be borne by the Lessee.

It is mutually covenanted and agreed:

1. That should the building on said premises be destroyed or so damaged by fire or other casualty as to be rendered unfit for the continued operation of said business, in whole or in part, any fixed or guaranteed monthly rental, or a proportionate part thereof, shall be abated until said premises have been restored by the Lessor.

2. Should the Lessee go into bankruptcy, or be placed in the hands of a receiver, or make an assignment for the benefit of creditors, the Lessor may, at its option, declare this lease terminated and take immediate possession of the premises.

IN WITNESS WHEREOF, said parties have caused this agreement to be signed by their duly authorized officers and sealed with their corporate seals this day and year first above written.

In The Presence of:

Louis P. Todd  
My Goldsmith  
As to Lessor

M. J. Piles  
Benny L. Stephens  
As to Lessee

RAINWOOD, INC.,

By [Signature]  
President  
and [Signature]  
Secretary

GREENVILLE PETROLEUM CO., INC.

By [Signature]  
President  
and [Signature]  
Secretary