

Lessor agrees not to build or erect another service station on said property and binds himself, his heirs and assigns to warrant and protect said lease.

It is mutually agreed by both the lessor and lessee that there will be paid to the lessor each month, a station rental of one cent (1¢) per gallon of the amount of gasoline purchased, to be billed at wholesale price.

It is mutually agreed by both the lessor and the lessee that the lessor shall be permitted to operate said service station in his name, devoting his time to said business if he so desires, or he shall have the right and power to make selection of the party to operate said service station, subject to the approval of the lessee.

It is further agreed that the lessor is entitled to collect all rents that may be due or might become due from said property, and that this lease covers 200 feet frontage on the lots referred to and does not include any part or portion of said building on the premises not occupied by the store or office of said service station, and that the lessor shall have the rights and privilege to utilize the property lying in the rear of said building as may be to his best advantage and interest.

IN WITNESS WHEREOF, both parties have set their hands and seals, in duplicate, this 1st day of July, 1958.

Witness lines with signatures: E. Simpson (Witness), Maxwell Rhodes (Lessor), H. M. Ashley (Witness), and H. G. Ezelle (Lessee).

STATE OF SOUTH CAROLINA )
COUNTY OF GREENVILLE )

Personally appeared H. M. Ashley who, being duly sworn, deposes and states that he/or she witnessed the signature of Maxwell Rhodes, lessor, and H. G. Ezelle, lessee, and that he/or she with E. Simpson witnessed the execution of said indenture or lease, this 1st day of July, 1958.

Sworn to and subscribed before me this 1st day of July, 1958.
Notary Public for South Carolina (L.S.)