

delivered not less than thirty (30) days prior to the expiration of the present term and not less than thirty (30) days prior to the expiration of each successive year thereafter.

3. During the term of the lease and any extensions thereof, it is agreed that Lessor shall pay all taxes, insurance or assessments normally paid by the owner of property and shall bear the expenses for any repairs needed to maintain said property in its present condition, except that Lessee agrees to paint the outside of the building or improvements on such property, as Lessee's needs shall require.

4. It is further agreed that should the premises be destroyed or damaged to such an extent that the Lessee could not continue to use said premises for the operation of his business as a service station, that during the time that is required for repair, no payment of rent shall be required and that Lessor shall take immediate steps to repair and otherwise place the premises in a useful condition.

5. It is understood and agreed that during the term of the lease and periods of extension that the Lessee may sub-lease all or part of the leased premises.

6. At the expiration of this lease, the Lessee agrees to deliver said leased premises to the Lessor in the same condition received, subject to normal wear and tear.

DESCRIPTION  
OF PROPERTY HEREIN LEASED

ALL that certain lot of land lying on the eastern side of Main Street, in the Town of Fountain Inn, County of Greenville, State of South Carolina, fronting on Main Street approximately 110 ft., with a depth of approximately 130.7 ft., and being the same property conveyed to the Lessor by deed recorded in the R.M.C. Office for Greenville County in deed book 298, page 266, less a lot conveyed to Dr. O. R. Stribling, fronting on main street approximately 85 ft., which bounds said leased premises on its south side.

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