

This Lease Made this 29th

day of December 1952 by and between

Sue C. Ashmore and John P. Ashmore, her husband, hereinafter called Lessor(s), and CROWN CENTRAL PETROLEUM CORPORATION, an existing Maryland Corporation, hereinafter called Lessee:

WITNESSETH:

THAT in consideration of the respective covenants, conditions and agreements herein contained, it is agreed by and between Lessor(s) and Lessee as follows:

I. Lessor(s) do hereby demise and lease subject to the provisions hereinafter set forth unto Lessee, its successors and assigns, all that certain lot(s), piece(s) and parcel(s) of land, situate in County of Greenville, and State of ~~MARYLAND~~ South Carolina

BEGINNING for the same at an iron pin at the intersection of Parkins Mill Road and Earl Boulevard (New By-Pass), and running thence along the Easterly side of said Parkins Mill Road, North 44 degrees 59 minutes West a distance of 130 feet to an iron pin; and running thence North 44 degrees 44 minutes East a distance of 133 feet to an iron pin, and running thence South 44 degrees 59 minutes East a distance of 100 feet to an iron pin, and running thence South 26 degrees 35 minutes West a distance of 43 feet to a point, and running thence South 22 degrees 30 minutes West a distance of 55 feet to a point, and running thence South 50 degrees four minutes West a distance of 41.3 feet to the point or place of beginning.

TOGETHER with all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all Lessors' right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises; and together with an easement for ingress and egress to and from the demised premises over the parcel of ground adjoining the demised premises and described as follows:

BEGINNING for the same at the iron pin located in the South East corner of the above described demised premises and running thence North 44 degrees 59 minutes West a distance of 30 feet to a point, and running thence North 26 degrees 35 minutes East a distance of 35 feet to a point, and running thence South 44 degrees 59 minutes East a distance of 30 feet, and running thence South 26 degrees 35 minutes West a distance of 35 feet to the point or place of beginning.

II. TO HAVE AND TO HOLD the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this Lease for a term of Ten (10) years, beginning on the first day of the month next succeeding that in which the construction referred to in Paragraph IV hereof shall be completed.