

Form 2175

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THIS INDENTURE OF LEASE, in triplicate, made and entered into this 30th day of November, A. D. 1953, by and between

THE WILLIAM GOLDSMITH COMPANY  
35 West McBee Avenue  
Greenville, South Carolina

party of the first part, Lessor (whether one or more, and when referred to by pronoun the singular neuter gender will be used), and SINCLAIR REFINING COMPANY, a Maine corporation, authorized to transact business as a foreign corporation in the State of South Carolina, having its principal business office at 600 Fifth Avenue, New York 20, New York, party of the second part, Lessee;

W I T N E S S E T H:

ARTICLE I.

PREMISES:

That Lessor, for and in consideration of the rents, covenants, and agreements hereinafter mentioned, reserved, and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and by these presents does hereby rent and lease unto Lessee the following described real estate, to-wit:

A piece, parcel or tract of land situate, lying and being in the City of Greenville, County of Greenville, and State of South Carolina, more particularly described as:

Beginning at a point approximately One Hundred Twenty Five (125) feet from the Northwest intersection of Birnie Street and Hudson Street and running along the North side of Birnie Street in a Westerly direction a distance of Two Hundred Forty-nine (249) feet to a point; thence at right angles in a Northerly direction a distance of Ninety (90) feet to the South right-of-way line of the Southern Railroad; thence along the South right-of-way of said railroad in an Easterly direction a distance of Two Hundred Sixty (260) feet to the North side of Birnie Street and the point of beginning; being bounded on the South by Birnie Street; on the West by lands now or formerly owned by the estate of Janie W. Goldsmith; and on the North by the right-of-way of the Southern Railroad;

together with any and all appurtenances thereunto belonging; together with all easements in adjoining and adjacent land used or reasonably