

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

THIS AGREEMENT OF LEASE, made and entered into this 31<sup>st</sup> day of May, 19 54, by and between Ernest G. Howard and his wife, Mary F. Howard, and Robert L. Howard and his wife, Tululah D. Howard - - - - -  
- - - - -  
of Greenville - - - County, State of South Carolina - - , Lessor, and the GULF OIL CORPORATION, a corporation organized and existing under the laws of the State of Pennsylvania, Lessee, WITNESSETH:

- 1 -

That lessor has this day rented and leased to the lessee, a certain parcel of land located in or near the City of Greenville - - - - -, State and County aforesaid, and described as follows:

*E.G.H.  
M.F.H.  
R.L.H.  
J.D.H.*

All that piece, parcel or lot of land on the North side of Pendleton Street in the City of Greenville, Greenville County, State of South Carolina, known and designated as a portion of Lots Nos. 15 and 16 on a plat made by J. N. Southern, D.C., and as shown on a plat made by C. C. Jones, C.E., May 14, 1954, entitled "Proposed Gulf Oil Corp. Retail Service Station, property of Ernest G. & Robert L. Howard," to be recorded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a stake in the North side of said Pendleton Street at joint front corner of Lots Nos. 14 and 15 and running thence with the North side of Pendleton Street S. 68-45 E. 100 feet to a stake at the joint front corner of Lots Nos. 16 and 17; thence with the line of Lot No. 17, N. 22-30 E. 88 feet to an iron pin; thence N. 68-45 W. 100 feet to an iron pin in the line of Lot No. 14; thence with the line of Lot No. 14 S. 22-30 W. 88 feet to a stake in the North side of Pendleton Street, the point of beginning, also, all that right of way or easement over a portion of Lot No. 17 and having, according to the above referred to plat, the following metes and bounds, to-wit: Beginning at a stake in the North side of Pendleton Street at the joint front corner of Lots Nos. 16 and 17 and running thence with the North side of Pendleton Street S. 68-45 E. 20 feet to an iron pin; thence N. 23-04 W. 27.90 feet, more or less, to an iron pin in the line of Lot No. 16; thence with the line of Lot No. 16, S. 22-30 W. 20 feet to the point of beginning, also, an easement or  
(continued on reverse side)

Said leased premises shall include the above described real estate together with all driveways and street front privileges, and all improvements and buildings situated thereon, or to be erected thereon.