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LEASE 6173

THIS LEASE, made this 17th day of January, 1955,

between Leroy Gunter

1712 Easley Bridge Road

of Greenville, South Carolina, hereinafter referred to as Lessor

(whether one or more), and THE PURE OIL COMPANY, an Ohio corporation, hereinafter referred to as Lessee, WITNESSETH:

For the considerations, and subject to the terms, conditions, and provisions of that certain Lease Agreement hereinafter referred to, Lessor has leased and let and hereby leases and lets unto Lessee that certain tract or parcel of land, with any buildings, structures, improvements and equipment thereon, situated in the City of Greenville, County of Greenville

and State of South Carolina, described as follows:

Beginning at an iron pin on the north side of the Easley Bridge Road at the corner of a 1 foot strip conveyed by the grantor herein to Westmoreland, which point is 92.1 feet east of the northeast corner of the intersection of the Easley Bridge Road with Washington Avenue, and running thence along the line of the 1 foot strip N 13-40 W 100 feet to an iron pin at the rear corner of said 1 foot strip; thence N 71-25 E 2.20 feet more or less to an iron pin; thence N 21-38 W 80 feet more or less to an iron pin; thence N 71-25 E 95.1 feet more or less to an iron pin at the rear corner of a lot heretofore conveyed to Butler and Griffin; thence along the line of that lot S 18-48 E 138 feet more or less to an iron pin; thence S 33-15 E 30.5 feet more or less to an iron pin on the north side of the Easley Bridge Road; thence along the north side of the Easley Bridge Road S 71-25 W 101.2 feet more or less to the beginning corner, for further description see deed dated 1-4-55 as recorded in Greenville R. M. C. Office, Book 515, page 305.

together with all appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Lessor in and to any and all roads, streets, alleys and ways bounding said premises.

To have and to hold the same unto Lessee for the period of time, for the considerations, and under the terms, conditions and provisions set out in that certain written Lease Agreement between Lessor and Lessee, bearing even date herewith, duly executed and delivered, and now in effect, covering the premises above described.

~~Said Lease Agreement contains options to Lessee to renew and extend the term of the lease, to purchase the leased premises and to meet any bona fide offer to purchase the premises made by a third party.~~

Said Lease Agreement is incorporated herein by reference the same as though fully written herein, and is hereby referred to for all purposes.

IN WITNESS WHEREOF, the parties have caused the due execution of this agreement in duplicate on the day and year above first written.

WITNESSES AS TO LESSOR:

B. C. Larrick
E. T. Pozakot

Leroy Gunter (SEAL)

WITNESSES AS TO LESSEE:

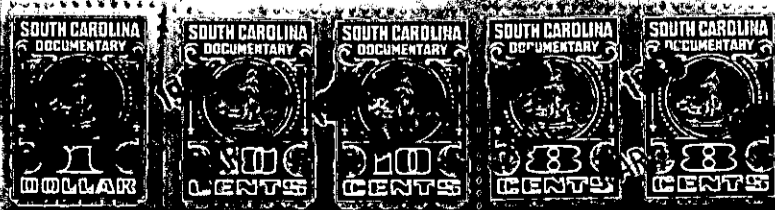
J. W. Byrum

(Lessor)

THE PURE OIL COMPANY (Lessee)
(Lessee)

By Paul Little
(Authorized Agent)

For Release of Exempt Lease See Deed Book 697 Page 81



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