

THIS LEASE, Made this 24th day of May, 1955, by and between JAMES M. BRUCE and MAMIE JOLLEY BRUCE, his wife, and GEORGE PHINNEY and RAE RHODEN PHINNEY, his wife, (hereinafter called "Lessors"), and CROWN CENTRAL PETROLEUM CORPORATION of Baltimore, Maryland, an existing Maryland corporation (hereinafter called "Lessee");

W I I N E S S E I H:

That in consideration of the respective covenants, conditions and agreements herein contained it is agreed by and between Lessors and Lessee as follows:

I. Lessors do hereby demise and lease subject to the provisions hereinafter set forth unto Lessee, its successors and assigns, all that certain parcel of land situate and lying in County of Greenville, State of South Carolina, described as follows:

BEGINNING at an iron at the S.E. Corner of Buncombe Road and Gridley Street and running there along the S.W. side of Buncombe Road S. 57-30 E., 134 feet to an iron pin in the front line of Lot #15 at corner of property now or formerly owned by E.D. Roy. Thence with said Roy line in W.S.W. direction 170 feet, more or less, to an iron pin on the N.E. side of a 10 foot Alley. Thence with the N.E. side of said Alley in a N.W. direction 22 feet to an iron pin at the intersection of said Alley and Gridley Street, Thence with the Eastern side of Gridley Street along a curved line, 195 feet to the beginning corner of Buncombe Road. Less however the strip of land taken from the front of said lot by the State Highway Department for the purpose of widening the Buncombe Road.

Being all the property conveyed to Lessors herein by a Deed dated February 26, 1955, and recorded among the Land Records of Greenville County in Book ~~278~~ 520, page ~~378~~ 295. *R.R.P. JMB*

Together with all buildings, improvements and equipment thereon; and together with all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all Lessors' rights and interests in and to all sidewalks, alleys and street spaces abutting the demised premises.

II. Lessee, its successors and assigns, covenant and agree to pay to Lessors as rental for the demised premises, the sum of Two