

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

LEASE AGREEMENT

This Agreement of Lease made and entered into this 8th day of July, 1955, by and between GUY B. FOSTER, said County and State, hereinafter known as Lessor and the GREENVILLE PETROLEUM COMPANY, INC., a Corporation organized and existing under the laws of the State of South Carolina, hereinafter known as Lessee:

W I T N E S S E T H

That in consideration of the covenants and agreements herein, the Lessor has this day demised and leased to the Lessee a certain parcel of land with the buildings and improvements situate thereon or to be erected thereon, located in the City of Greenville, County of Greenville, State of South Carolina, and being described more particularly as follows:

Commencing at a point in the Southwest corner of the intersection of East McBee Avenue and McDaniel Avenue, and running thence S. 1-26 W. along the western boundary of McDaniel Avenue, a distance of 90 feet to a point; thence N. 73-20 W. and parallel with East McBee Avenue 123.6 feet to a point; thence N. 19-3 E. and parallel with McDaniel Avenue 90 feet to a point on the southern boundary of East McBee Avenue; thence S. 70-57 E. along the southern boundary of East McBee Avenue 97 feet to the point of beginning.

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Said premises are leased for the purpose of the sale and storage thereon of gasoline, petroleum, and petroleum products, and other goods, merchandise, and services related thereto; it being further agreed and understood that the Lessee will not make use of the said premises for any unlawful or immoral purposes.

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The Lessor agrees that Lessor will not sell, nor permit to be sold on the premises owned by Lessor adjacent to this leased premises, any petroleum products competitive to those sold by the Lessee.

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The term of this Lease Agreement shall run a period of twenty (20) years from June 15, 1955 and terminating June 15, 1975.

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During the term of this Lease the Lessee agrees to pay to the Lessor a monthly rental as follows:

