

LOCATION: S. E. Intersection of S.C.
Hwy.#291 and LeGrand St.,
Greenville, S. C.

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THIS INDENTURE OF LEASE, in quintuplicate, made and entered into this 30th day of December, A. D. 1952, by and between

SHERWOOD, INCORPORATED, a South Carolina Corporation
c/o L. A. Moseley, Realtors, By-Pass 291 South
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, State of South Carolina, more particularly described as:

All that certain lot or plot of ground lying and being in the southeast corner intersection of S. C. Hwy. #291 By-Pass and LeGrand Avenue and more particularly described as follows: Beginning at the southeast corner of intersection of S. C. Hwy. #291 and LeGrand Avenue and thence running in a southerly direction along the east margin of S. C. Hwy. #291 By-Pass a distance of 150 feet to a point; thence in an easterly direction in a line perpendicular to South Carolina Hwy. #291 a distance of 125 feet to a point; thence in a northerly direction parallel to South Carolina Highway #291 to a point in the south margin of LeGrand Avenue; thence in a westerly direction along the south margin of LeGrand Avenue, a distance of 125 feet to the point of beginning;

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

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