

LOCATION: U. S. HWY. 25 (AUGUSTA RD.)
and OLD AUGUSTA ROAD,
Near GREENVILLE, S. C.

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THIS INDENTURE OF LEASE, in quintuplicate, made and entered into this 9th day of May, A. D. 1958, by and between

LEON E. ASHMORE and FRANCES J. ASHMORE
6133 AUGUSTA ROAD
GREENVILLE, S. C.

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 near the City of Greenville, County of Greenville, and State of South Carolina, more particularly described as:

Beginning at the west margin of the Old Augusta Road, thence North $42^{\circ} 17'$ West a distance of 74.4 feet to a point on the east margin of Augusta Road (U. S. Highway 25); thence South $54^{\circ} 18'$ West parallel with the east margin of Augusta Road (U. S. Highway 25) a distance of 200 feet; thence in a southeasterly direction a distance of 165 feet more or less, to a point on the west margin of Old Augusta Road; thence North $13^{\circ} 40'$ East along the west margin of Old Augusta Road a distance of 75 feet, then continuing North $17^{\circ} 00'$ East along the west margin of Old Augusta Road a distance of 100 feet to the point of beginning. The property herein described being known as plat of property A. M. Jones, June 1956, recorded in Plat Book KK, page 104 RMC, Greenville County, South Carolina;

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

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