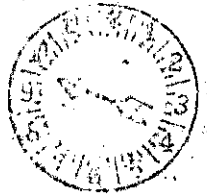


IMPROVEMENT LEASE

PARTIES AND DATE 1. THIS AGREEMENT made as of the 21st day of June, 1960, between GREENVILLE PETROLEUM COMPANY, a South Carolina corporation,

FILED JUL 21 1960 A.M.



D. G. Farnsworth R. M. C.

hereinafter called "LESSOR" (whether one or more) and THE ATLANTIC REFINING COMPANY, a Pennsylvania corporation, hereinafter called "ATLANTIC",

WITNESSETH:

DESCRIPTION

2. LESSOR does hereby demise and lease unto ATLANTIC ALL THAT CERTAIN parcel of ground together with the buildings and improvements now and hereafter erected thereon SITUATE in Greenville County of Greenville, State of South Carolina, and more particularly described as follows according to a survey thereof dated February, 1960, by Dalton and Neves, of Greenville, South Carolina as follows:

BEGINNING at a point at the intersection of the North right of way line of Cedar Lane Road, known as South Carolina Highway 183, and West right of way line of Marion Street and running thence (1) along the said West right of way line of Marion Street North 9 degrees 45 minutes East 193 feet to a new iron pin; thence (2) along a line parallel with said North right of way line of Cedar Lane Road North 77 degrees 25 minutes West 105 feet to a new iron pin; thence (3) along a line parallel with the said West right of way line of Marion Street South 9 degrees 45 minutes West 193 feet to a point in the North right of way line of Cedar Lane Road; and thence (4) along the said North right of way line of Cedar Lane Road South 77 degrees 25 minutes East 105 feet to the point of BEGINNING.

(continued on next page)

Small Bonnie S. J. [unclear]

For Cancellation a check from [unclear] dated 10/27 of 1960 685-