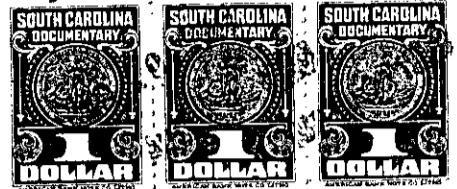


AUG 10 12 11 PM 1960



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

HENRY THEODORE,

OLLIE ...

LESSOR,

TO

GREENVILLE PETROLEUM COMPANY,

LESSEE.

LEASE AGREEMENT

THIS AGREEMENT made and entered into this 9th day of August, 1960, by and between Henry Theodore, of Greenville, South Carolina, hereinafter referred to as Lessor, and Greenville Petroleum Company, a corporation chartered under the laws of the State of South Carolina, hereinafter referred to as Lessee,

WITNESSETH:

That the Lessor, does hereby demise, lease and rent to the Lessee, and the Lessee does hereby rent, lease and hire from the Lessor, for the period hereinafter set forth, the following described property:

All that lot or parcel of land, near the City of Greenville, in Greenville County, State of South Carolina, lying at the Southeast corner of Laurens Road (U. S. Highway No. 276) and Wait Street, which property is shown on a plat prepared for Greenville Petroleum Co., by Dalton and Neves, Surveyors, dated April, 1960, (with addition to plat dated June, 1960), a copy of which is attached hereto, said property being further described as follows: BEGINNING at a point at the intersection of Laurens Road and Wait Street, and running thence with Laurens Road, S. 52-35 E. 112.4 feet to an iron pin; thence S. 17-00 W. 150 feet to an iron pin; thence N. 52-35 W. 112.4 feet to an iron pin on the East side of Wait Street; thence with Wait Street N. 17-00 E. 150 feet to the Beginning.

TOGETHER with all the rights, privileges and appurtenances thereto belonging,

TO HAVE AND TO HOLD the same unto the Lessee for and during the period of ten (10) years from the date improvements thereon are completed, as hereinafter provided.

IT IS MUTUALLY AGREED between the Lessor and the Lessee as follows:

- 1. This lease is for Ten (10) years, beginning on the day that the Atlantic Refining Company, in writing, accepts the building and improvements which are to be erected by the Lessor on the above described property.

(continued on next page)