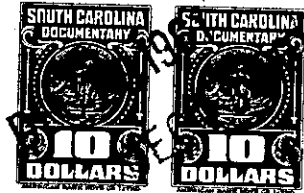


DEC 13 3 31 PM 1961

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OLIE [unclear] LEASE
R.M.C.



This Agreement entered into this 31st day of October, 1961 between Vardry D. Ramseur, Sr., hereinafter called Lessor, and Ramseur Fuel Oil Service, Inc., a South Carolina Corporation, hereinafter called Lessee.

WITNESSETH

In consideration of the rent and upon the terms and conditions set forth herein, the Lessor hereby leases unto the Lessee, its successors and assigns, and the Lessee accepts as tenant that portion of the following described premises which it is now and has been occupying for some time as follows:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown on a plat dated March 1, 1950, entitled "C. & W.C. Ry. Co., Property & tracts at Woods, S. C.," recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 430 at Page 223, and having according to a more recent plat prepared by Piedmont Engineering Service, dated January 5, 1960, entitled "Property of Vardry D. Ramseur, Sr.," the following metes and bounds:

BEGINNING at a point on the Western side of a new road, said point being N. 24-00 W. 763 feet from the Northern side of Airport Road and running thence S. 66-00 W. 200 feet to a point; thence N. 24-00 W. 165.5 feet to a point; thence N. 66-00 E. 200 feet to a point on the Western side of the new road; thence along the Western side of new road S. 34-00 E. 165.5 feet to the beginning corner.

TO HAVE AND TO HOLD the above described premises subject, however, to the terms, conditions and covenants expressed and declared in the aforementioned Agreement or Lease unto the Lessee, its successors and assigns, for a term of ten (10) years beginning the 1st day of November, 1961 and ending on the 31st day of October, 1971, unless this Lease shall be sooner terminated as provided herein or upon the termination of the Trust Agreement or Lease.

The Lease heretofore entered into between the Lessor and Ramseur Fuel Oil Service, Inc., Ramseur's, Inc., V. D. Ramseur & Sons, Inc., and Porta-Panel Products, Inc. under date of April 1, 1960 is hereby terminated and ended insofar as Ramseur Fuel Oil Service, Inc. is concerned and the other Lessees thereto

(Continued on Next Page)

*Cancelled by mutual agreement this 6th day of July, 1962
Ramseur Fuel Oil Service, Inc.*

*V.D. Ramseur Sr. V.D. Ramseur, Sr.
Lessor J.A. Ramseur*

SATISFIED AND CANCELLED OF RECORD

6 DAY OF *July* 1962
Ollie [unclear]
R. M. C. FOR GREENVILLE COUNTY, S. C.