

SOUTH CAROLINA)
GREENVILLE COUNTY)

JUL 26 1962
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LEASE OF BULK PLANT

AGREEMENT made this 25th day of June, 1962, by and between HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at Charlotte, North Carolina, hereinafter called "Lessor" and Mobile Bottle Gas Co., Greenville, South Carolina, hereinafter called "Lessee".

WITNESSETH: Lessor does hereby demise and lease unto Lessee and Lessee agrees to take all that lot, piece or parcel of land situated in the Township of Austin, County of Greenville, State of South Carolina, more fully described as follows:

All that piece, parcel or lot of land situate, lying and being in Austin Township, Greenville County, South Carolina, on the northern side of Parkin's Mill Road containing 1.17 acres, more or less, according to a plat of "Property of Mobile Bottle Gas Co." recorded in the BMC Office for Greenville County, South Carolina, in Plat Book AAA, at Page 137, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the northwest corner of the intersection of Parkin's Mill Road and a 50 foot street and running thence along the northern edge of Parkin's Mill Road S. 83-05 W. 238.3 feet to an iron pin; thence N. 16-00 E. 297.3 feet to an iron pin; thence N. 66-50 E. 136.1 feet to an iron pin on the western edge of said 50 foot street; thence along the edge of said 50 foot street S. 40-55 E. 300 feet to an iron pin, the point of BEGINNING.

together with all rights of way, easements, driveways and pavement, curb and street front privileges thereunto belonging and together with all the buildings, improvements and equipment and personal property thereon or connected therewith, including the equipment and personal property listed under Schedule "A" hereto annexed.

Any new or additional equipment and personal property hereafter placed or installed upon the demised premises by Lessor shall be deemed leased hereunder and subject to all the terms and conditions of this agreement.

To hold the premises hereby demised and equipment and personal property unto Lessee for the period of five (5) years, beginning on the 1st day of August, 1962, and ending on the 31st day of July, 1967, on the following terms and conditions:

(1) Lessee shall pay the following rent:

An annual rent of Two Thousand Three Hundred Nineteen and 96/100 Dollars (\$2,319.96) in equal monthly installments of One Hundred Ninety-Three and 33/100 Dollars (\$193.33) payable on the first day of each month in advance.

(2) It is understood and agreed that Lessor does not warrant any equipment and personal property leased herein or which may hereafter be installed upon the demised premises or leased hereunder by Lessor, in any respect whatsoever, including, without limitation, the condition thereof or fitness thereof for any purpose.

(3) It is understood and agreed that if Lessor is not the owner of the premises herein demised, then the within lease and the estate created hereby are subject to all of the terms, provisions and conditions of the lease or other arrangement under which Lessor holds said premises, and if for any reason whatsoever and with or without the consent of Lessor, Lessor's tenancy is cancelled, terminated or surrendered, then the within lease shall be automatically terminated and cancelled without further act of any of the parties hereto and without any liability on the part of Lessor.



(CONTINUED ON NEXT PAGE.)