

LEASE

Agreement dated the 5th day of September, 1963, by and between

W. N. WATSON SUPPLY COMPANY

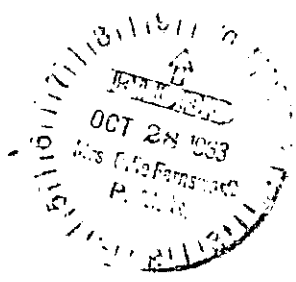
287 West Broad Street, Athens, Georgia

(lessor) and TEXACO INC., a-Delaware corporation, having a place of business at P. O. Box 1722

Atlanta 1, Georgia (lessee).

(1)—Premises Leased. Lessor hereby leases unto lessee a tract of land, with the improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, described as follows:

Beginning at a point where the southerly right-of-way line of East McBee Ave. intersects the westerly right of way line of Fall St. and running S 19° 45' W along westerly right-of-way line of Fall St. 151.1 feet to an iron pin in the northerly right-of-way line of a 15-foot alley; thence N 69° 57' W along northerly right-of-way line of said alley 150 feet to a point; thence N 19° 44' E 150.6 feet to a point in the southerly right-of-way line of East McBee Ave.; thence S 70° 20' E along southerly right-of-way line of East McBee Ave. to point of beginning. 150 feet.



Together with all appurtenances thereto and all right, title and interest of lessor in and to any and all roads, streets and ways bounding the said premises;

Together with the buildings, improvements, fixtures, equipment and facilities of the lessor to be located on said premises as follows:

One combination Firestone Store and Service Station, complete with paved driveways and approaches.

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(2)—Term. TO HAVE AND TO HOLD for the term of Fifteen (15) years,

from and after the day of , Nineteen Hundred

, 19 ) but subject to termination by lessee at the end of the first year

or any subsequent year upon thirty (30) days' prior written notice from lessee to lessor.

from and after the date certain improvements hereinafter provided for are completed by lessor and accepted by lessee, which date shall be established in writing.

(CONTINUED ON NEXT PAGE)

