

**LEASE AGREEMENT**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

REC 13 11 1963

THIS AGREEMENT OF LEASE, made and entered into this 5th day of June, 1963, by and between  
GLADYS C. BROWNING

of Greenville County, State of South Carolina, Lessor,  
and the GULF OIL CORPORATION, a corporation organized and existing under the laws of the State of Pennsylvania, Lessee, WITNESSETH:

- 1 -

That lessor has this day rented and leased to the lessee, a certain parcel of land located in or near the City of Mauldin, State and County aforesaid, and described as follows:

All that piece, parcel or lot of land in the Town of Mauldin, Greenville County, South Carolina, on the Northeasternly side of U. S. Highway No. 276, being known and designated as the front and major portions of Lots Nos. 27 and 28 of the property of C. A. and Jessie M. Rice, as shown on a Plat recorded in the RMC Office for Greenville County in Plat Book J, at Page 153, and having, according to a Plat prepared by Jones Engineering Service, July 1963 to be recorded herewith, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the front joint corner of Lots Nos. 26 and 27 on the Northeasternly side of the right-of-way of U. S. Highway No. 276 and running thence with said right-of-way South Forty-two Degrees Fifty minutes East ( S. 42-50 E.) 43.4 feet to an iron pin; thence still with said right-of-way South Forty-four Degrees Nine Minutes East (S. 44-09 E.) 44 feet to an iron pin; thence still with said right-of-way South Forty-four Degrees Forty-nine Minutes East (S. 44-49 E.) 47.4 feet to an iron pin in the intersection of said Highway and Owens Lane; thence with said intersection North Eighty Degrees Twenty-six Minutes East (N. 80-26 E.) 26.5 feet to an iron pin on the Western side of Owens Lane; thence with the Western side of said Lane North Twenty-three Degrees Fifty-seven Minutes East (N. 23-57 E.) 101.55 feet to an iron pin; thence North Thirty-seven Degrees Twelve Minutes West (N. 37-12 W.) 100.15 feet to an iron pin in the joint line of Lots Nos. 26 and 27; thence with said joint line South Fifty-one Degrees Twenty-five Minutes West (S. 51-25 W.) 128.5 feet to an iron pin on the Northeasternly side of U. S. Highway No. 276, the point of beginning, being the major portion of said Lots Nos. 27 and 28 conveyed to the Lessor by the deed of Charles A. Rice and Jessie M. Rice, dated October 8, 1942, recorded in the said R. M. C. Office in Deed Book 248, at Page 50.

Said leased premises shall include the above described real estate together with all driveways and street front privileges, and all improvements and buildings situated thereon, or to be erected thereon.

(CONTINUED ON NEXT PAGE)

*Greenville Deed Book 1203 P. 47  
Rice & Rice  
1942*