



MEMORANDUM OF LEASE

NAME AND ADDRESS OF LESSORS: Bell Tower Shopping Center, Inc., c/o Alester G. Furman Co., Daniel Building, Greenville, South Carolina (herein called "Lessors").

NAME AND ADDRESS OF TENANT: Hess Oil & Chemical Division, / Amerada Hess Corporation, successor by merger to Hess Oil & Chemical Corporation, a Delaware corporation with offices at 1 Hess Plaza, Woodbridge, New Jersey (herein called "Tenant").

DATE OF EXECUTION OF LEASE: March 20, 1969.

DESCRIPTION OF LEASED PREMISES: Set forth in attached Exhibit A.

TERM OF LEASE: The term hereof shall begin on the date Tenant receives a Certificate of Occupancy from appropriate governmental authorities, which permits operation of a gasoline filling station, and shall end on the last day of the Two Hundred Fortieth (240th) full calendar month after such beginning date.

OPTIONS TO RENEW: Tenant shall have options to renew the term of this lease for one (1) additional period of five (5) years each, on the same terms and conditions as therein provided.

Said lease contains other terms and conditions which examination of same will disclose.

IN WITNESS WHEREOF, this Memorandum of Lease is executed as of the 20th day of March, 1969.

ATTEST:

Handwritten signatures of P. B. Spencer and Harold F. Elwood.

Assistant Secretary signature and name: Carolyn J. Carson, Witness.

BELL TOWER SHOPPING CENTER, INC.

By: [Handwritten signature]

HESS OIL & CHEMICAL DIVISION AMERADA HESS CORPORATION

By: [Handwritten signature] -- Vice President

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