

AMENDMENT OF LEASE

THIS AMENDMENT OF LEASE AGREEMENT, made and entered into by and between McCULLOUGH OIL COMPANY, a South Carolina corporation, hereinafter called LESSOR, and GULF OIL CORPORATION, a Pennsylvania corporation, hereinafter called LESSEE,

W I T N E S S E T H:

THAT WHEREAS, by lease dated December 11, 1965, recorded in Book 880, Page 224, in the Office of the R. M. C. for Greenville County, South Carolina, the lessor leased to the lessee the premises therein described for a term of five (5) years commencing December 1, 1965 and ending November 30, 1970, with an option to extend the said term for one additional term of five (5) years; and

WHEREAS, said lease has been extended for the said optional five (5) year term so as to expire November 30, 1975;

NOW, THEREFORE, This Agreement Witnesseth that by mutual consent of the parties hereto, the said lease of December 11, 1965 is amended as follows:

1. The lessee shall have the right to modernize the existing improvements in accordance with plans and specifications of the lessee.
2. The lessor, in consideration for the modernization of said improvements, to be performed by lessee, does hereby agree to renounce and convey unto the lessee at the conclusion of the present term, all of the lessor's right, title and interest in and to all existing improvements on said leased premises, and the lessee agrees to accept same without condition or qualification. The lessor covenants that lessor is the owner of said improvements and has full right to convey the same, and that said improvements shall not be encumbered in any way by the lessor at time of conveyance to Gulf.
3. In consideration of the execution of a lease between the owners of the leased property, B. R. O'Neill, B. R. O'Neill, Jr., Erlene O'Neill Coleman and Frank P. Mc Gowan, Jr., as Master for the following minors, Ronald T. Coleman, Ellen Daniel Coleman, Erlene O'Neill Coleman, Jr., Mary Stella Coleman, B. R. O'Neill, III and Jean E. Ricci O'Neill, and lessee, on terms and conditions acceptable both to the said owners and the said lessee, and conditional upon the execution of such a lease, Paragraph 4 of the aforesaid lease is hereby amended by adding thereto the following:

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 JRM
 GREENVILLE CO. S.C.
 JUL 30 10 06 AM '73
 DONNIE S. TARKERSLEY
 R.M.C.