

0173

THIS LEASE, made as of the first day of December, 1977, by and between JAMES RIVER REALTY CORPORATION, a Maryland corporation (hereinafter called "Lessor"), and CROWN CENTRAL PETROLEUM CORPORATION, of Baltimore, Maryland, a Maryland corporation (hereinafter called "Lessee").

W I T N E S S E T H:

THAT in consideration of the respective covenants, conditions and agreements herein contained, it is agreed by and between Lessor and Lessee as follows:

I. Lessor does hereby demise and lease subject to the provisions hereinafter set forth unto Lessee, its successors and assigns, all that certain piece, parcel or lot of land, situate, lying and being in Greenville County, South Carolina, and more particularly described in Schedule "A", attached hereto and made a part hereof.

TOGETHER WITH all buildings, improvements and equipment thereon; and together with all rights, alleys, ways, waters, privileges, restrictive covenants, appurtenances and advantages thereunto belonging or in anywise appertaining; and together with all Lessor's right and interest in and to all sidewalks, alleys and street spaces abutting the demised premises; and together with all the equipment listed on Schedule "B" attached hereto and made a part hereof.

II. TO HAVE AND TO HOLD the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this Lease, for a term of Sixteen (16) years beginning on the first day of December, 1977, and ending on the 30th day of November, 1993.

III. Lessee, its successors and assigns, covenants and agrees to pay to Lessor as rental for the demised premises the sum Lessor is obligated to pay to Trust Company Bank under the Lessor's Promissory Note to Trust Company Bank dated December, 1977, in arrears on the 15<sup>th</sup> day of each and every month during the term of this Lease. Each monthly payment shall consist of the sum of \$2,383.00, the monthly installment of principal, plus the interest for one month on the unpaid principal balance of the indebtedness evidenced by said Promissory Note at the rate prescribed therein.

GCTO -----3 DE 14 77 035

5.00CI

4328 RV-2