

ASSIGNMENT OF LEASE

This agreement made and entered into this 31st day of October, 1978, by and between EXXON CORPORATION, a New Jersey corporation, having an office at 1600 Woodlawn Road, Charlotte, North Carolina, hereinafter called "ASSIGNOR", and LE CHATEAU OF SOUTH CAROLINA, INC., whose address is 1400 Battleground Avenue, Suite 206, Greensboro, North Carolina, hereinafter called "ASSIGNEE".

WITNESSETH:

WHEREAS, JAMES O. CAGLE, and MAMIE B. CAGLE, his wife, of 101 Keys Avenue, Columbia, State of Mississippi, as Lessor, did by Lease Agreement dated October 10, 1968, of record in Deed Book 855, at Page 523 of the Register of Mesne Conveyances for Greenville County, South Carolina, leased to Humble Oil & Refining Company all of the lot, piece or parcel of land situate in Greenville County, South Carolina, being more particularly described on Exhibit "A" attached hereto and made a part hereof, which land is hereinafter referred to as the "premises", for a term of twenty (20) years commencing on October 1, 1968, and ending on September 30, 1988, subject to an option to renew said Lease Agreement for two (2) additional periods of five (5) years each, a copy of said Lease Agreement being attached hereto and made a part hereof; and

WHEREAS, ASSIGNOR is the surviving corporation of a merger between it and Humble Oil & Refining Company, and ASSIGNOR is now the owner and holder of said Lease Agreement; and

WHEREAS, ASSIGNEE desires to become an Assignee of said Lease from ASSIGNOR and ASSIGNOR desires to assign and transfer all of its right, title and interest in and to said Lease to ASSIGNEE.

NOW, THEREFORE, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations paid by ASSIGNEE to ASSIGNOR, the receipt of which is hereby acknowledged, ASSIGNOR hereby assigns and transfers all of its right, title and interest in and to said Lease Agreement, dated October 10, 1968, to ASSIGNEE, its successors and assigns, including said renewal options.

GREENVILLE COUNTY, SOUTH CAROLINA

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