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SOUTH CAROLINA

MEMORANDUM OF LEASE

This is a memorandum of a lease agreement dated November 16, 1979 between CAROLINE B. MOSELEY (hereinafter called "Lessor") and GLOBE OIL COMPANY, U.S.A. (hereinafter called "Globe"). Said lease provides as follows:

1. Lessor leases to Globe and Globe leases from Lessor a tract of land situated on the easterly side of Pleasantburg Drive near the junction of East Paris Road in the City of Greenville, County of Greenville, South Carolina, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

2. The primary term of this lease shall begin on the first day of February, 1980 and shall continue for fifteen (15) years ending on January 31, 1995. Globe shall have options to extend this lease for three (3) additional periods of five (5) years each on the same terms and conditions except as to rental.

3. Lessor shall not, during the term of this lease or any renewal thereof, sell, lease, grant options in respect of or otherwise dispose of the premises without giving Globe a 30 day option within which to purchase, lease or otherwise acquire the premises on the same terms and conditions as those on which Lessor is willing to make such sale, lease or other disposition to any other party.

IN WITNESS WHEREOF the parties hereto have signed and sealed this Memorandum of Lease this the 12<sup>th</sup> day of January, 1980.

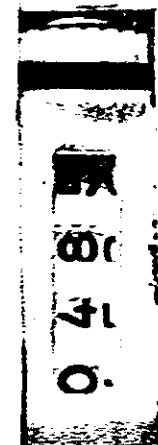
Caroline B. Moseley (SEAL)  
CAROLINE B. MOSELEY

Signed, sealed and delivered as to Lessor, in the presence of:

Anna Holland  
[Signature]

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PERSONALLY appeared before me [Signature]  
who, on oath, says that (s)he saw the within named CAROLINE B.



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