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THIS LEASE, made this 6th day of August, 1980, by and between Huskey Construction Company, Inc. first party, (hereinafter called "Landlord"); and

GLOBE OIL COMPANY, U.S.A., second party, (hereinafter called "Tenant"); having an office at 6393 Buford Highway, Doraville, Gwinnett County, Georgia 30362.

WITNESSETH:

Premises

1. See legal description and plat attached hereto as Exhibit "A" and made a part hereof. Subject legal description shall be revised when an accurate survey has been made of the leased premises.

Term

2. To have and to hold the same for a term beginning on the 15 day of Sept., 1980 and ending on the 14 day of Sept., 1990, at midnight, unless sooner terminated as hereinafter provided.

Rental

3. Tenant agrees to pay Landlord rental promptly on the first day of each month in advance during the original term of this lease a monthly rental of \$2,500.00, said payments to be made to Huskey Construction Company, Inc., White Horse Road just north of Interstate 85, P.O. Box 5097, Station B, Greenville, S.C. 29606

Option Renewals

4. Landlord hereby grants Tenant a one five year renewal option of this lease under the same terms and conditions, except as provided Rental below, the renewal period to commence at the expiration of the original term. In order to exercise the five year option, Tenant shall give Landlord not less than sixty (60) days notice prior to the end of the then existing term of original lease and on the giving of such notice the renewal shall be deemed effective without the necessity of any further act or instrument. Landlord, however, covenants to execute upon request such instruments as Tenant may require by way of further assurance.

Upon the exercise of the five (5) year renewal term the rental shall be increased/(decreased by the aggregate change in the cost of living index during the term of the original lease, but in no case will any increase exceed an amount equal to \$500.00 per month.

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