Agreement of Lease, 155 Augusta Street. Greenville, South Carolina.

This Indenture of Lease, made and entered into, in triplicate, this 13 day of January, A. D. 1932, by and between C. F. McCullough, and Mary F. McCullough, his wife of 10 E. Prentiss Avenue, Greenville, South Carolina, party of the first part, (hereinafter designated as "Lessor", and the term "Lessor", and all terms used here in with reference thereto, shall be deedmed to enbrace such number and gender as the character of the party of parties may require), and Sinclair Refining Company, a Maine Corporation, authorized to transact business in the State of South Carolina, having its principal business office at 45 Nassau Street, New York City, New York, and a district business office at 573 West Peachtree Street, Northeast, Allanta, Georgia, party of the second part, (hereinafter designated as (Lessee"):

(1) Lessor, for and in consideration of the rents hereinafter reserved, and of the covenants and agreements herein contained, on the part of Lessee to be kept, observed and performed, has demised and leased, and by these presents does hereby demise and lease unto Lessee, its successors and assigns, the following described premises situate in Greenville, Greenville County, State of South Carolina, to-wit:

All that certain piece, parcel or lot of land situate, lying and being on the East side of Augusta Street, in the City of Greenville, and being known and designated as lots Nos. 1, 2 and 3 on a plat of Paul C. Parkins, said plat made by Thos. S. Mauldin, August 16, 1923, Plat recorded Book "G", page 86, and said lots are more particularly described on said plat as follows: Beginning at a point on the East side of Augusta Street, Cline's Alley, and running thence Southwardly along Augusta Street 72 feet, more or less, to corner of Lot No. 4; thence East along line of Lots Nos. 3 and 4, 80 feet to point on another alley; thence North along said alley 40 feet to point on Cline,'s alley; thence in a Western direction along Cline's Alley 85 feet to the beginning: together with the gasoline and oil filling and service station building, improvements, fixtures, pumps, tanks, air compressors, appliances and pipe-lines as may be located on said demised premises, which are sat forth in an inventory designated as "Exhibit A", signed, by the parties here, to and attached to and made a part of this lease, and any and all rights, privileges and appurtenances thereunto belonging, together with any and all driveways and approaches now used or to be hereafter used for passageway purposes as means of ingress and egress to and from the above described premiese.

- (2) To Have and To Hold the above demised and leased real estate and improvements (hereinafter referred to collectively as "premises"), and all rights, privileges and appurtenances thereunto belonging to Lessee, its successors and assigns, for and during the full term of ten (10) years (unless sconer terminated as kereinafter provided), to commence on the let day of February, A. D. 1932, and to terminate on the 31st day of January, A. D. 1942.
- (3) For each month during the term hereof Lessee shall ydeld and pay as rental forsaid premises, station and appurtenances a sum equal to One (1) Cent per gallon on all gasoline which Lessee shall deliver to said station during the month for which rental is to be computed, which gasoline shall be sold from and through said station; the monthly period for which the rentals shall be due and payable shall be from the 1st day of each month to and including the last day of the same month, and such rental shall be paid at the end of the month not later than the 20th day of the month (OVER)