

LOCATION: POINSETT AND CANNON STREETS
GREER, SOUTH CAROLINA

Form 2175

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THIS INDENTURE OF LEASE, in triplicate, made and entered into this 25 day of January, A. D. 1954, by and between HARRY CANNON, of 844 Myrtle Street, N.E., Atlanta, Georgia (joined by his wife, Mary Tuller Cannon for the purpose of relinquishment of dower)

party of the first part, Lessor (whether one or more, and when referred to by pronoun the singular neuter gender will be used), and SINCLAIR REFINING COMPANY, a Maine corporation, authorized to transact business as a foreign corporation in the State of South Carolina, having its principal business office at 600 Fifth Avenue, New York 20, New York, party of the second part, Lessee;

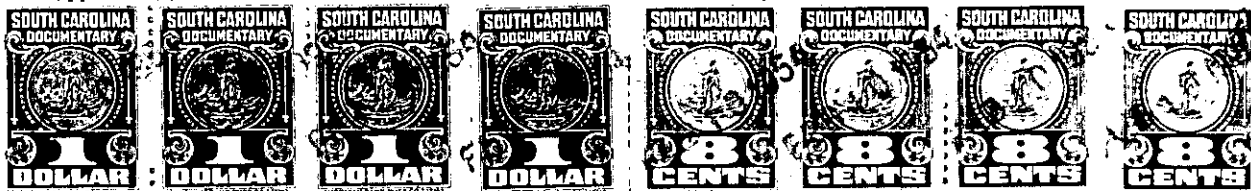
WITNESSETH:

ARTICLE I.

PREMISES:

That Lessor, for and in consideration of the rents, covenants, and agreements hereinafter mentioned, reserved, and conditioned on the part of Lessee to be maintained, paid, kept and performed, has rented and leased and by these presents does hereby rent and lease unto Lessee the following described real estate, to-wit:

The following described premises situated in Greer, County of Greenville, State of South Carolina, to-wit: Beginning at the northeast corner of the intersection of Poinsett (formerly known as Hill Street) Street and Cannon Street, thence in a Northerly direction, and along the east side of Cannon Street a distance of Seventy (70) feet; thence at right angles and in an Easterly direction a distance of Seventy-five (75) feet; thence at right angles and in a Southerly direction a distance of Seventy (70) feet to the north boundary of Poinsett (formerly known as Hill Street) Street in a Westerly direction a distance of Seventy-five (75) feet to the point of beginning; being part of that property conveyed to Harry Cannon by deed recorded in Deed Book 448, page 49, in the office of the Register of Mesne Conveyances, Greenville County, South Carolina, November 26, 1951;



together with any and all appurtenances thereunto belonging; together with all easements in adjoining and adjacent land used or reasonably