

For Assignment to Mrs. D. Ducker. See Deed Book 59 & Page 118.

This Lease Made this 23 day of April, 1954, by and
 between Paul Lewis Surratt and Bernice M. Surratt, his wife,
 hereinafter called Lessor(s), and CROWN CENTRAL PETROLEUM CORPORATION, an existing Maryland Corporation, having its principal office at American Building, Baltimore 2, Maryland, hereinafter called Lessee:

WITNESSETH:

THAT in consideration of the respective covenants, conditions and agreements herein contained, it is agreed by and between Lessor(s) and Lessee as follows:

I. Lessor(s) do hereby demise and lease subject to the provisions hereinafter set forth unto Lessee, its successors and assigns, all th at certain lot(s), piece(s) and parcel(s) of land, situate in County of Greenville, and State of South Carolina , described as follows:

BEGINNING at a point on the North side of U. S. Highway #29 about 1½ miles Northeast of the city of Greenville, said point being at the intersection of Lee Road and U. S. Highway #29 and running thence along the line of U.S. Highway #29 S.43-00 W. 288 ft. to an iron pin in line of right of way of said highway; thence by a new line crossing the property of said Paul Lewis Surratt, N. 47-00 W. 89.2 Ft. to an iron pin; thence N. 16-33 W. 69.15 ft. to an iron pin in line of right of way of Lee Road, North -73-27 East 293.7 ft. to the beginning corner, according to a survey and plat made by C.O. Riddle, Surveyor dated January 4, 1954 and revised as of February 12, 1954.

TOGETHER with all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all Lessors' right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

II. TO HAVE AND TO HOLD the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this Lease for a term of Ten (10) years, beginning on the first day of the month next succeeding that in which the construction referred to in Paragraph IV hereof shall be completed.

III. Lessee, its successors and assigns, covenant and agree to pay to Lessors as rental for the demised premises the sum of \$200.00 per month, payable monthly in advance on the first day of each and every month, or a proportionate amount for any fraction of a month; provided, however, that no rentals hereunder shall begin except as provided for in Paragraph IV below.

IV. Lessors agree to construct or cause to be constructed or installed on said premises at their own cost and expense a Crown type drive-in gasoline filling and service station in accordance with plans and specifications hereto annexed and made part hereof. Said service station