



THIS LEASE, Made this *1st* day of *December*, 1954, by and between JAMES M. BRUCE and MAMIE JOLLEY BRUCE, his wife, of Greenville, South Carolina (hereinafter called "Lessors"), and CROWN CENTRAL PETROLEUM CORPORATION of Baltimore, Maryland, an existing Maryland corporation, (hereinafter called "Lessee");

W I T N E S S E T H:

That in consideration of the respective covenants, conditions and agreements herein contained it is agreed by and between Lessors and Lessee as follows:

I. Lessors do hereby demise and lease subject to the provisions hereinafter set forth unto Lessee, its successors and assigns, all that certain parcel of land situate and lying in City of Greenville, County of Greenville, State of South Carolina, described as follows:

BEGINNING at an iron pin on the south side of Augusta Road (U.S.No. 25) located at the joint front corners of tracts Nos. 4 and 5, as shown on plat recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book T, page 402, and running thence South $45^{\circ} 01'$ West along the said south side of Augusta Road a distance of 125' to a point, and running thence South $44^{\circ} 52'$ East a distance of 110' to a point, and running thence North $45^{\circ} 01'$ East a distance of 125' to a point on the common line of the aforesaid two tracts Nos. 4 and 5, and running thence North $44^{\circ} 52'$ West a distance of 110' to the said point or place of beginning; Being part of that lot and parcel of land shown on survey #283 of the "Property of James M. Bruce, Greenville County, South Carolina" dated November 1954 and prepared by Dalton and Neves.

Together with all buildings, improvements and equipment thereon; and together with all rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all Lessors' rights and interests in and to all sidewalks, alleys and street spaces abutting the demised premises; and together with an easement for ingress and egress over a strip of land having a frontage of 25 feet on said Augusta Road and adjoining the Westerly side of the aforesaid described premises and having a depth of 110 feet.

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 *1st* day of *December*,

For Assignment to James River Realty Corp. Baltimore, Maryland see Deed Book 619 Page 337