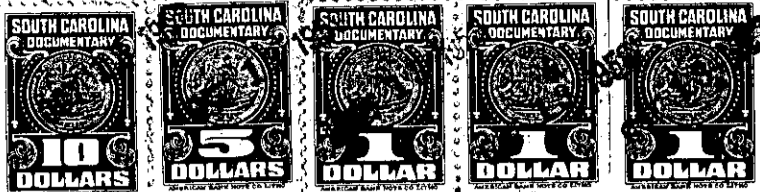


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BOOK 636 PAGE 295

BULK PLANT LEASE

GREENVILLE, SOUTH CAROLINA

Mrs. Ollie F. ~~Foreworth~~

R. M. C.

THIS INDENTURE OF LEASE, made and entered into, in quadruplicate, this 3rd day of September 1959, by and between WEBSTER OIL COMPANY, INC. of Greenville, South Carolina (herein called "Lessor"), 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, New York (herein called "Lessee");

W I T N E S S E T H:

That Lessor, for and in consideration of the rents herein reserved and the covenants and agreements herein set forth on the part of Lessee to be paid, maintained, kept and performed, does grant, demise and lease unto Lessee, its successors and assigns, the following described tract or parcel of land located in the City of Greenville, County of Greenville, State of South Carolina, more particularly described as:

"All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as portions of Lots No. 67-A, 67, 66-A, 66, and 65-A of the Airport Village Farms according to plat thereof recorded in the R.M.C. Office for Greenville, South Carolina, in Plat Book "S", at page 161 and according to a plant by Madison H. Woodward, dated July, 1955 and having the following metes and bounds, to-wit: Beginning at an iron pin on Rickenbaker Road and running thence along said road, N. 15-30E, 250 feet to an iron pin; thence N. 74-30 W, 177.7 feet to an iron pin in line of property belonging to Greenville Airport Commission; thence along said property of Greenville Airport Commission S. 1-13 W, 258.0 feet to an iron pin; thence S. 74-30 E, 115.3 feet to an iron pin at point of beginning;"

together with Concrete Block, brick veneer, combination office and warehouse building, approximately 40'x50', four 15,000-Gallon horizontal storage tanks complete with pumping units and piping, and one loading rack, entire property being surrounded by a cyclone fence.

TO HAVE AND TO HOLD the above demised and leased real estate, together with all structures and equipment therein (herein called collectively "premises"), and all of the rights, privileges, and appurtenances thereunto belonging, together with any and all permits, whether village, city, county or state, unto Lessee, its successors and assigns, for a term of FIFTEEN (15) YEARS to commence on the 15th day of September 1959.

Lessee shall yield and pay as rental for said premises for and during the term of this lease the sum of TWO HUNDRED FIFTY AND NO/100 (\$250.00) DOLLARS per month payable monthly in advance not later than the twentieth (20th) day of each and every month. All rents herein may be paid by check or draft, payable to the order of WEBSTER OIL COMPANY, INC., Drawer 5427, Station "B", Greenville, South Carolina, or to such other address as Lessor may from time to time hereafter direct. In the event Lessee shall be in default in

(Continued on Next Page)

For Assignment Oil Corp See Deed Book 981 Page 143
For Assignment to Amde Inc See Deed Book 981 Page 86

For Cancellation of Lease See Deed Book 981 Page 145