

STATE OF SOUTH CAROLINA

LEASE AGREEMENT

COUNTY OF GREENVILLE

This agreement made and entered into by and between Otus Picklesimer, hereinafter referred to as the lessor and Greenville Petroleum Co., Inc., a corporation chartered under the laws of the State of South Carolina, hereinafter referred to as the lessee:

W I T N E S S E T H

In and for the considerations of the rents reserved and the mutual covenants, promises and agreements hereinafter contained, it is hereby agreed as follows:

1. That the lessor does hereby grant, bargain, demise and lease unto the lessee, and the lessee does hereby lease, hire and accept from the lessor the following described property, as is, described as follows:

All of that tract of land in the County of Greenville, State of South Carolina, known lots 4,5,6, 7 and 8 of the property of Marsmen, Inc. as shown on plat book 0 at page 7 situate at #3223 Old Buncombe Road and containing a frontage of 125 feet and a uniform depth of 200 feet.

Save and except that portion of said tract of land on which there is situate Pick's Garage, which tract of land and the immediate surrounding area thereby is hereby excluded from the terms of said lease.

2. To have and to hold the above described premises together with the exits and entrances to said leased premises unto the lessee, its successors and assigns for and during the terms of five (5) years commencing on the 15th day of August, 1959 and ending at midnight on the 14th day of August, 1964.

3. The lessee does hereby agree to pay unto the lessor, for and during the term of said five (5) year rental, an amount equivalent to one (1¢) cent for each gallon of gasoline and other motor fuel sold during each month or fraction thereof at said premises by the lessee or its sublessees or assigns, provided that said

(Continued on Next Page)