

This Lease Made this 1st day of ~~August~~ SEPTEMBER, 1959, by and between J.H. BRUCE and MAY G. BRUCE, his wife, 423 McIver St., Greenville, South Carolina, hereinafter called Lessor(s), and CROWN CENTRAL PETROLEUM CORPORATION, an existing Maryland Corporation, having its principal office at American Building, Baltimore 8, 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 Greenville County, and State of South Carolina, described as follows:

BEGINNING for the same at a drill hole on the southeast corner of the intersection of Woodside Avenue and Morgan Street and running thence North 83° 27' East 72 feet along the south side of Morgan Street to a point; thence running South 00° 39' West 97.5 feet to an old pin; thence running North 88° 42' West 91.9 feet to an old pin located on the easterly side of Woodside Avenue; thence running along the easterly side of Woodside Avenue North 13° 45' East 89.8 feet to the place of beginning; being the same lot and parcel of ground as described in a plat prepared by Dalton & Neves, Surveyor, in July, 1959, said plat entitled "Property of J. H. Bruce Near Greenville, S. C.".

JH Bruce

TOGETHER with all buildings, 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 repairs and construction referred to in Paragraph IV hereof shall be completed.

III. Lessee, its successors and assigns, covenants and agrees to pay to Lessors as rental for the demised premises the sum of Two Hundred Twenty-Five Dollars (\$225.00) per month or a proportionate amount for any fraction of a month payable monthly in advance on the first day of each and every month during the term of this Lease (except that rent for a fraction of a month at the beginning of the term, if any, shall be paid on the first day of the succeeding month.)

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