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BOOK 849 PAGE 401

#01276

MURPHY OIL CORPORATION

LEASE TO COMPANY

Agreement dated the 20th day of June, 1968, by and between MRS. GRACE C. MARTIN, DR. THOMAS L. MARTIN, & MRS. HARRY R. PHILLIPS, JR.

of 605 McDaniel Avenue, Greenville, South Carolina

(LESSOR), whether one or more, and MURPHY OIL CORPORATION, (MURPHY) a Delaware corporation, having an office at 200 Jefferson Avenue, El Dorado, Arkansas 71730

1. Premises Leased. LESSOR hereby leases unto MURPHY a tract of land, with the improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina described as follows:

All that piece, parcel or tract of land located in the City of Greenville, County of Greenville, State of South Carolina, being known as the Grace C. Martin, Dr. Thomas L. Martin and Mrs. Harry R. Phillips, Jr. principal beneficiaries under the Will of Dr. W. T. Martin property as shown on the City Block Book at Sheet No. 10, Block 1, Lot 28 and more accurately described on plat of property of Murphy Oil Corporation recorded in the RMC Office for Greenville County in Deed Book 707, at Page 64, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Rutherford Street at corner of property now owned by Murphy Oil Corporation and running thence along said Rutherford Street, North 0-48 West 58.1 feet to an iron pin on Rutherford Street at corner of property now owned by Murphy Oil Corporation and running thence along line of property of Murphy Oil Corporation South 87-51 East 123 feet to an iron pin; running thence South 1-20 West 58 feet to an iron pin at corner of property now owned by Murphy Oil Corporation; running thence North 87-48 West 121 feet to the point of beginning and being the same property conveyed to Dr. W. T. Martin by Lillie Chiles on April 7, 1936, and recorded in the RMC Office for Greenville County in Deed Book 184, at Page 257.

More commonly known as (street address): 214 Rutherford Street, Greenville, South Carolina

together with all appurtenances thereto and all right, title and interest of LESSOR in and to any and all roads streets and ways bounding the said premises.

2. Term. TO HAVE AND TO HOLD for the term of Fifteen (15) years, beginning August 1, 1968 and ending July 31, 1983

3. Rental. MURPHY agrees to pay the following rent for such premises: The sum of One Hundred Twenty-Five (\$125.00) Dollars per month for the first five (5) years; the sum of One Hundred Thirty-seven and 50/100 (\$137.50) Dollars per month for the second five (5) years; and the sum of One Hundred Fifty (\$150.00) Dollars per month during the third five (5) years.



This instrument was prepared by W. J. WENNE 303 Murphy Building El Dorado, Arkansas



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