



Service Station # 20477  
Location 1200 N. Pleasantburg  
Greenville, South Carolina

PHILLIPS PETROLEUM COMPANY

LEASE AGREEMENT

This Agreement entered into this 21st day of APRIL, 19 71,  
between PHILLIPS PETROLEUM COMPANY, a Delaware Corporation with a Division Office at  
401 Oberlin Road, Raleigh, North Carolina, herein called "Lessor" and Arnold Bernstein  
stein  
and wife, Willardean B. Bern whose address is 3020 Devine Street, Columbia, S. C.  
herein called "Lessee",

WITNESSETH:

1. In consideration of the rents herein reserved, and of the cove-  
nants, conditions & agreements herein set forth or the part of Lessee to be  
paid, maintained, kept and performed, Lessor does hereby demise and lease unto  
Lessee to operate for his own account the following:

A. Premises situated in the City of Greenville County of  
Greenville State of South Carolina to wit:

Premises

From an iron pin on the eastern side of S. C. Highway 291 (Pleasantburg Drive) and a corner  
with lands of Vandiver and Sullivan and Repoco, Inc.; thence N 83-35 E. 125 ft. to the point  
of beginning; thence N 83-35 E 50 ft. to a point; thence S 5-19 E 200 ft. to a point on the  
northern side of a 50 ft. street; thence with the northern side of said 50 ft. street S 83-35  
W 50 ft. to a point; thence N 5-19 W. 200 ft. to the point of beginning.

Equipment

B. Equipment which is furnished to said premises by, and remains  
the property of Lessor, being more particularly described in Exhibit A attach-  
ed hereto and made a part hereof.

2. TO HAVE AND TO HOLD the leased premises, and all rights, privileges,  
and appurtenances thereunto belonging, unto Lessee for a period of 18 yrs. 7 mos.  
months beginning the 1st day of May 19 71 and for  
successive periods of Thirty (30) days thereafter until terminated by either  
party upon notice in writing given at least ten (10) days prior to effective  
date of termination or by 30 days written notice by Lessor to Lessee: provided,  
that either party may terminate this agreement without notice on account of the  
breach or default of the terms hereof by the other party, provided further that  
in the event of the death of Lessee, Lessor may at its option cancel this lease  
effective as of the date of serving written notice of cancellation on Lessee's  
surviving spouse, or on anyone in actual possession of the premises or of post-  
ing such notice on any building on said premises. It is understood and agreed  
that if Lessor holds the property herein demised other than in fee and if Les-  
sor's estate in said property shall for any reason terminate (whether due to  
the acts of Lessor or otherwise) during the term of this lease, then this lease  
shall automatically terminate anything herein to the contrary notwithstanding.  
This lease shall not be construed to contain any covenant, express or implied,  
that Lessor will exercise any option or that Lessor will not terminate its es-  
tate.

Lease Term

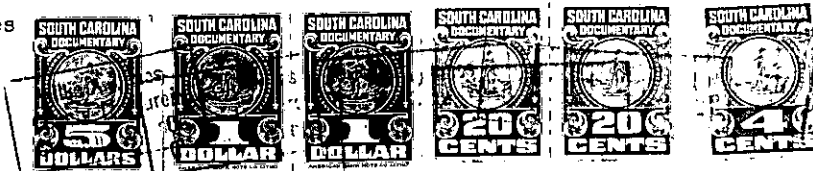
Rental

3. As rental for the premises and the property herein leased, Lessee  
agrees to pay to Lessor the sum of Eighty-three and 33/100 Dollars  
(\$ 83.33) monthly or in advance at the address of Lessor shown above  
or elsewhere as Lessor may direct.

Use

4. The premises and property herein leased shall be used and occupied  
by Lessee solely for the purpose of Parking Area to be paved and  
provided with parking barricades as may be necessary.

(Lease of Property Other Than S. S. Use)  
R#172-RDK-9-68  
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