

AGREEMENT TERMINATING LEASE

THIS IS AN AGREEMENT dated April 3, 19 78 between Francis Realty, Inc. of 1618 Augusta Road in Greenville, South Carolina ("Lessor", whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 447 Sharon Amity Road in Charlotte, North Carolina ("Shell");

RELATING to the Lease between Lessor (or Lessor's predecessor) and Shell (or Shell's predecessor) dated January 1, 19 64, recorded by ~~XXXXXXXXXXXXXXXXXXXX~~ in Book 755 of Deeds, Page 05, in the Office of R.M.C. of Greenville County, South Carolina, and covering premises located at S.C. Hwy. #291 By-Pass near LeGrand Blvd., in Greenville, South Carolina in that County ("Premises"), as supplemented, amended and/or extended ("Lease").

1. THE LEASE is hereby terminated, effective as of June 30, 19 78.

effective

2. EACH OF Lessor and Shell releases the other, as of the date of this Agreement, from all claims which each now has against the other (whether or not known to either) arising directly or indirectly under, out of or in connection with the Lease; but Shell reserves its rights under the Lease to remove its property from the Premises.

3. LESSOR (a) acknowledges that there are, on the Premises, underground storage tanks and/or other equipment which may contain flammable, explosive and/or toxic liquids or vapors, and (b) agrees to indemnify Shell against any claims, suits, liabilities and expenses on account of personal injury or death or property damage arising out of or happening in connection with such tanks or other equipment, after the effective date of the Lease's termination.

EXECUTED as of the date first herein specified, FRANCIS REALTY, INC.

WITNESSES to Lessor's execution:

by Jamie J. Francis (SEAL)
PRESIDENT

Lewis C. Bequella (SEAL)

John P. [Signature] (SEAL)

WITNESSES to Shell's execution:

SHELL OIL COMPANY

By [Signature]
SALES MANAGER

[Signature]
[Signature]

(Add Acknowledgements)

GCTO -----3 AUG 28 79 244

4.00CI