

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE AGREEMENT

This indenture made by and between Gary Brown, Lessor, Party of the First Part and Crudup Oil Company, Inc., a corporation, Lessee, Party of the Second Part.

WITNESSETH:

1. That the Lessor has granted and leased and by these presents, does grant, bargain and lease unto the said Crudup Oil Company, Inc., Lessee, the following described equipment:

"The retail marketing equipment such as pumps and dispensers as may be necessary to retail gasoline at the intersection of Stone Avenue and North Main Street, Greenville, South Carolina."

2. This Lease shall remain in full force and effect for a period of ten (10) years, from September 1, 1984, and Lessee shall have the option to renew this Lease for an additional five (5) year period commencing September 1, 1994, at the same terms and conditions.

3. The Lessee, in consideration of the use of said equipment for said term, agrees to furnish and supply gasoline products as may be required in a normal business manner. Should gasoline products become in a short supply or allocated to the Lessee by Texaco, Inc., Lessee agrees to supply Lessor product amounts equivalent to the previous twelve (12) month period or same corresponding month for the previous year. This supply only to be limited by an allocation fraction that may be applied to Lessee by Texaco, Inc. In such case, Lessee would be obligated to supply Lessor by the same allocation factor.

Said Lease shall be subject to the following covenants and agreements:

(a) Lessee shall be responsible for the maintenance of the service station pumps and dispensers.

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