

This Lease Made this

25 day of March

, 1955, by and

between William A. Lynch and Ruth H. Lynch, His wife

, hereinafter called Lessor(s), and CROWN CENTRAL PETROLEUM CORPORATION, an existing Maryland Corporation, having its principal office at American Building, Baltimore 2, 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 that certain lot(s), piece(s) and parcel(s) of land, situate in City of Greenville and State of South Carolina, described as follows:

Beginning at an iron pin where the Eastern side of Rutherford Street intersects the Southern side of Randall Street; thence running South 0 degrees, 55 minutes West 138.8 feet to an iron pin; thence running South 85 degrees, 39 minutes East 125 feet to an iron pin; thence running North 0 degrees, 55 minutes East 138.8 feet to an iron pin; thence running North 85 degrees, 39 minutes West 125 feet to the place of beginning.

Saving and excepting an easement for ingress and egress for the benefit of the Lessors, their heirs and assigns over that portion of the demised premises described as follows:

Beginning at an iron pin near the sidewalk bounding the East side of Rutherford Street 138.8 feet Southerly from an iron pin at the Southeast intersection of Randall Street and Rutherford Street; thence running South 85 degrees, 39 minutes East 125 feet to an iron pin; thence running North 0 degrees, 55 minutes East 30 feet to a point; thence running North 85 degrees, 39 minutes West 125 feet to a point; thence running South 0 degrees, 55 minutes West 30 feet to the place of beginning.

TOGETHER with all buildings, rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all Lessor's 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 construction referred to in Paragraph IV. hereof shall be completed.

III. Lessee, its successors and assigns, covenant and agree to pay to Lessors as rental for the demised premises the sum of \$400.00 per month, payable monthly in advance on the first day of each and every month,

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