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C.B. Howard 19277 GREENVILLE CO. S.C.
Box 11386
Charlotte, N.C. 28209 LEASE 7 PH '70

VOL 885 PAGE 367

This Lease, made this 29 day of December 1969, by and between ASM Enterprises, Inc., a Missouri Corporation, whose

address is 1345 East Sunshine Street, Springfield, Missouri 65804 Lessor, and THE AMERICAN OIL COMPANY, a Maryland corporation, with its main business office at 910 South Michigan Avenue, Chicago, Illinois, Lessee:

WITNESSETH:

1. The Lessor hereby demises and leases to Lessee, the following described premises situated in the City of Taylors, County of Greenville, State of South Carolina, more particularly described as follows, to-wit: All that certain parcel of land being known and designated as Lot 5 and a portion of Lots 2, 3, and 4 on a plat of the Property of J. B. Hall and R. E. Cox, dated January 14, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book X at Page 65 and also consisting of a portion of Tract 19 as shown on plat of the Estate of Vance Edwards recorded in Plat Book P at Pages 128 and 129 and being further described as follows:

BEGINNING at an iron pin on the northwestern side of Lee Road, which pin is located 57.97 feet from an iron pin at the corner of Property of Robert J. Edwards and running thence with the northwestern side of Lee Road, N. 72-33 E. 93.92 feet, more or less, to a point; running thence along a line through Lot 5, N. 47-15 W. 182 feet, more or less, to a point; thence N. 42-52 E. 70 feet, more or less; running thence N. 47-15 W. 20 feet to an iron pin at the corner of Lot A; running thence with Line of Lot A, S. 42-52 W. 25 feet to an iron pin at the joint corner of Lots A and 2; thence with the line of Lots A and 2, N. 47-15 W. 20 feet to an iron pin in line of Lots 2 and A; thence S. 42-52 W. 125 Feet to an iron pin; thence S. 47-15 E. 177 feet to the point of beginning.

Together with all buildings, improvements, equipment, fixtures, machinery, and apparatus, owned or controlled by Lessor and located or to be erected or installed by Lessor thereon, and all rights, alleys, rights-of-way, easements, appurtenances thereunto belonging or in anywise appertaining; and all rights of Lessor in and to any public or private thoroughfares abutting the above described premises, all being hereafter referred to as the "demised premises".

TO HAVE AND TO HOLD unto Lessee for a term commencing on the 1st day of February 1970 and ending on the 31st day of January 1971

The rental for the demised premises, certain extension and cancellation privileges, and a purchase option, or options, are more fully set forth in that certain Agreement between the parties hereto, of even date herewith, and this Lease is subject to all the covenants, conditions and terms set forth in said Agreement, which is hereby adopted herein and made a part hereof by reference to the same full extent as if all the covenants, conditions and terms thereof were copied in full herein.

IN WITNESS WHEREOF, the parties hereto have duly signed these presents and affixed their respective seals the day and year first above written.

WITNESS:
John D. Stacey
Victor E. [Signature]

ASM Enterprises, Inc.
By: Frank J. [Signature] (SEAL)
President Lessor
Attest: [Signature] (SEAL)
Secretary

1345 E. Sunshine St.
Address Springfield, Mo.

WITNESS:
Patricia [Signature]
J. Blalock

THE AMERICAN OIL COMPANY
By: K. E. Curtis
K. E. Curtis - Regional Vice President