

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEASE

This INDENTURE of lease made and entered into in duplicate this 1st day of August, 1970, by and between Mrs. Carrie E. Holtzclaw, Travelers Rest, South Carolina, Party of the First Part, (hereinafter known as Lessor) and the Spartan Petroleum Company, Inc., Spartanburg, South Carolina, Party of the Second Part. (hereinafter known as Lessee).

WITNESSETH

(1) Lessor, for and in consideration of the rents hereinafter reserved and of the covenants and agreements herein contained on the part of the Lessee to be performed, has leased and by these presents do hereby lease unto the Lessee, his successors and assigns, the following described premises, situated in the County of Greenville, South Carolina, on the Greer Highway and Buncombe Road, fronting 178 feet on Greer Highway, 119 feet on Buncombe Road, 125 feet on Street extending from Greer Highway to Buncombe Road, known as Lot #3, and formerly owned by Fannie E. Goodlett Estate, subject to change made by South Carolina Highway Department.

(2) To have and to hold the above described premises, unto the said Lessee, his successors and assigns, for and during the full term of five (5) years, to commence on the 1st day of August, 1970, and to terminate on the 1st day of August, 1975, the rent for the above property shall be One Hundred Seventy Five and No/100 (\$175.00) Dollars per month, payable on the fifteenth day of each and every month thereafter during the continuance of this Lease, payment to be made to Mrs. Carrie E. Holtzclaw, Travelers Rest, South Carolina, or to such other person as she may designate.

(3) The Party of the Second Part shall renew the Lease on the above property for an additional five (5) years at (\$200.00) Two Hundred and No/100 Dollars per month on the same terms and conditions, provided the Party of the First Part is given written notice ninety (90) days prior to the expiration of the present five (5) year lease.

(4) The Lessee shall have the right and privilege of erecting on said premises any and all improvements, including pumps, tanks, etc., which he may require or desire to use in the conduct of the business of storing, distributing, and marketing the products of Refined Petroleum and other of its commodities by means of a Gasoline Oil Filling and Service Station or otherwise. It is understood and agreed that all and any devices, appliances, and equipment which may at any time be placed

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