

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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This indenture made by and between Jerry R. Greene, the Lessor of the First Part, and Crudup Oil Company, the Lessee of the Second Part,

WITNESSETH

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 premises:

"All that certain piece, parcel or lot of land and building improvements, situated, lying and being the property and facility located at 202 East Curtis Street, Simpsonville, South Carolina, and known as Jerry's Texaco Station".

This lease shall remain in full force and effect for a period of Five (5) years from March 1, 1978, and thereafter from year to year, subject to termination by either party at the end of the Five (5) year period or any subsequent period on thirty (30) days prior written notice. The Lessee, in consideration for use of the said premises for the said term, agrees to install a dual Lead Free pump for the purpose of selling gasoline, paint exterior, and interior of service station building for the sum of Eleven Hundred Dollars (\$1,100.00), install a Lube Bay Merchandiser, and pay the Lessor the sum of One Dollar (\$1.00).

TO HAVE AND TO HOLD THE said premises unto the said Lessor, his executors, administrators, and assigns for the said period as long as the Lessor has a lease with the property owner at this location.

The Lessor is also to pay all taxes and assessments and liens upon the leased premises and improvements, and is to make all necessary repairs to same.

The Lessor, in operating a business on said premises, will be completely responsible for any accidents to persons or vehicles on said premises, and agrees to hold and save Crudup Oil Company, Inc. from any and all liabilities due to injury to persons or damages to vehicles on leased premises.

It is mutually understood and agreed that any sale of the premises by the Lessor shall have no effect upon the terms and provisions of this lease.

The Lessee shall have the right to install any gasoline pumps, tanks and other equipment which he desires, and shall have the right to remove the same at the expiration or termination of this lease.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this 9th day of MARCH 1978.

PRESENCE OF:

Jerry R. Greene
WITNESS

Jerry R. Greene (SEAL)
PARTY OF THE FIRST PART

W. K. M. Lester Jr
WITNESS

Jerry R. Greene
WITNESS

CRUDUP OIL CO. INC.
T.G. Madden VICE PRESIDENT (SEAL)
PARTY OF THE SECOND PART

W. K. M. Lester Jr
WITNESS

GREENVILLE CO. S.C.
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