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BOOK 1

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

LEASE AGREEMENT

LEATHERWOOD, WALKER, LOGG & MANN

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AGREEMENT made this 14th day of April, 1981 by and between MRS. J. F. HALEY, Box 6607, Columbia, South Carolina 29260; MR. J. D. CALMES, JR., P. O. Box 493, Goose Creek, South Carolina 29445; MRS. MARIE W. HATCH, 336 Riverside Drive, Greenville, South Carolina 29605; and MR. JOHN I. WESTERVELT, 5429 Tory Hill Road, Greensboro, North Carolina 27410, hereinafter called "LESSORS", and J. FRANK BLACK d/b/a FRANK BLACK EXXON SERVICENTER, 301 McBee Avenue, Greenville, South Carolina 29601, hereinafter called "LESSEE";

W I T N E S S E T H:

That LESSORS do hereby demise and lease unto LESSEE and LESSEE agrees to take all that lot, piece or parcel of land, situate in the City of Greenville, County of Greenville, State of South Carolina, more fully described as follows:

LOCATION

ALL that piece, parcel or lot of land situate, lying and being on the northwest corner of the intersection of South Irvine Street and East McBee Avenue in Ward IV of the City of Greenville, South Carolina, being more particularly described according to a plat thereof prepared by Dalton & Neves, Engineers, in December 1941, as follows:

DESCRIPTION

BEGINNING at an iron pin at said intersection and running thence with the north side of East McBee Avenue, S. 70-47 E. 97.72 feet to an iron pin at the corner of property now or formerly of Wilson; thence with said line, N. 20-56 E. 105 feet to an iron pin; thence still with line of said Wilson property, N. 70-47 W. 96.88 feet to an iron pin on the east side of South Irvine Street; thence with said street, S. 21-24 W. 105 feet to the beginning corner.

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TOGETHER WITH the building and other improvements thereon belonging to the Lessors and expressly excluding the gas pumps, underground tanks, pipes, valves, fittings, fixtures and equipment belonging to the Lessee.

TOGETHER WITH all rights of way, easements, driveways and pavement, curb, and street-front privileges thereunto belonging.

PERIOD

To hold the premises hereby demised unto LESSEE for five (5) years beginning at noon on the 1st day of May, 1981 and ending at noon on the 1st day of May 1986, on the following terms and conditions:

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