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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

LEA S. FARNSWORTH
R.M.C.

THIS AGREEMENT made at Greenville, S. C., this 24th day of November, 1951, by and between Guy B. Jones, hereinafter called the Lessor, and Webster Oil Co., Inc., hereinafter called the Lessee,

W I T N E S S E T H

That the said Lessor has granted and leased, and by these presents does grant and lease, unto the said Lessee the following described property:

All that piece, parcel or lot of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, on the East side of Green Avenue Extension, formerly Melrose Avenue, shown as Lot # 1 on a plat recorded in the R.M.C. Office for Greenville County in Plat Book "F" at page 12, and having the following metes and bounds, to-wit:

BEGINNING at the intersection of the National Highway (Green Avenue Extension) and an un-named street, and running thence with said National Highway N. 31-03 E. 40 feet; thence S. 12-40 E. 188.5 feet; thence with Tremont Avenue S. 59-00 W. 50.2 feet; thence with said un-named street N. 6-11 W. 176.4 feet to the point of beginning.

With all the appurtenances thereto belonging, to be used for conducting thereon a retail gasoline and oil business.

TO HAVE AND TO HOLD the said premises unto the said Lessee, its successors and assigns, for the term of five (5) years commencing upon the date of execution of this instrument.

That the Lessee agrees to yield and pay to the Lessor for the use and occupancy of the said premises, the sum of One (1¢) Cent per gallon on all gasoline and other motor fuels sold on said premises each month, to be computed and paid at the end of each month.

That the Lessor agrees to maintain the exterior walls, roof and approaches to said premises, and the Lessee agrees to maintain the interior walls and do necessary painting on said premises.

That the Lessor further agrees that the Lessee shall have the right to sub-lease the said premises for the period and purposes set forth herein, and that the Lessee shall have the right to remove at the termination of this lease any and all equipment placed on said premises for the purpose of storing and dispensing petroleum products.