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LEASE

THIS LEASE, made this 7th day of September, 1954, between Marcus C. West

of Rt. #3 - P. O. Box 208, Travelers Rest, S. C., hereinafter referred to as Lessor (whether one or more), and THE PURE OIL COMPANY, an Ohio corporation, hereinafter referred to as Lessee, WITNESSETH:

For the considerations, and subject to the terms, conditions, and provisions of that certain Lease Agreement hereinafter referred to, Lessor has leased and let and hereby leases and lets unto Lessee that certain tract or parcel of land, with any buildings, structures, improvements and equipment thereon, situated in the ^{new} ~~City~~ Saluda Township, County of Greenville, and State of South Carolina, described as follows:

Beginning at a point in the southern end of U. S. Highway 25, 634 feet southwesterly of the intersection of lessor's eastern boundary with said highway at an iron pin, and proceeding thence southwesterly with the line of said highway 280 feet to a point; thence in a south easterly direction approximately 172 feet to a point; thence in a northeasterly direction approximately 172 feet to the point of beginning; being in the shape of an isosceles triangle; this being a portion of that parcel of land conveyed to lessor by deed recorded at page 189, book 17, of the land records of Greenville County, South Carolina, in the office of the R. M. C. of said county.

M. C. West

together with all appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Lessor in and to any and all roads, streets, alleys and ways bounding said premises.

To have and to hold the same unto Lessee for the period of time, for the considerations, and under the terms, conditions and provisions set out in that certain written Lease Agreement between Lessor and Lessee, bearing even date herewith, duly executed and delivered, and now in effect, covering the premises above described.

Said Lease Agreement contains options to Lessee to renew and extend the term of the lease, to purchase the leased premises and to meet any bona fide offer to purchase the premises made by a third party.

Said Lease Agreement is incorporated herein by reference the same as though fully written herein, and is hereby referred to for all purposes.

IN WITNESS WHEREOF, the parties have caused the due execution of this agreement in duplicate on the day and year above first written.

WITNESSES AS TO LESSOR:

B. C. Parrish
Margaret T. Beckett

WITNESSES AS TO LESSEE:

Honorable Kendrick
Mary North

Marcus C. West
THE PURE OIL COMPANY (Lessee)

By (Authorized Agent)

ATTEST: (Assistant Secretary)

