

LEASE AGREEMENT

THIS AGREEMENT, made this 21st day of Nov, 1954,
 between John A. Robinson, Sr.
 of Greenville County, South Carolina, hereinafter referred
 to as Lessor (whether one or more), and THE PURE OIL COMPANY, an Ohio Corporation hereinafter
 referred to as Lessee,

WITNESSETH:

1. Lessor hereby leases and lets unto Lessee that certain tract or parcel of land, with all buildings, structures, improvements and equipment thereon, situated in the City of Greer, County of Greenville, and State of South Carolina, described as follows:

All that certain piece, parcel or lot of land situate, lying and being in Chick Springs Township, State and County aforesaid, and being in the Town of Greer, S. C. and having the following metes and bounds to wit:

Beginning at an iron pin on the South side of Emma Street at Mrs. R. D. Dobson's corner, and runs thence S. 23-09 W. 100.6 feet along the said Dobson line to an iron pin: Thence S. 79.33 E. 90.45 feet along the Robinson line to an iron pin: Thence N. 31 E. 75 feet along the Robinson line to a stake on Emma Street: Thence N. 60.57 W. 71.1 feet along Emma Street to a stake: Thence N. 70.22 W. 19 feet along Emma Street to the beginning corner, and containing about 17.546 square feet, more or less and known as the Filling Station site on the Northwest corner of the John A. Robinson property, near the center of the Town of Greer, S. C.

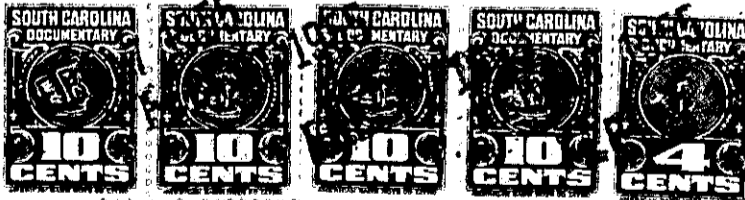
together with all appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Lessor in and to any and all roads, streets, alleys and ways bounding said premises.

2. To have and to hold the same unto the Lessee for a period of One year (1) years commencing on the First (1st) day of January, 19 55, and ending on the Thirty-first (31st) day of December, 19 55, hereinafter referred to as the original term.

~~Lessee is hereby granted the option of extending this lease for an additional period of _____ () years commencing on the _____ () day of _____, 19____, and ending on the _____ () day of _____, 19____, under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the original term.~~

~~Lessee is hereby granted the further option of extending this lease for an additional period of _____ () years commencing on the _____ () day of _____, 19____, and ending on the _____ () day of _____, 19____, under the same terms and conditions as outlined herein for the original term hereof, by giving Lessor written notice of the exercise of such option at least thirty (30) days prior to the expiration of the first extended term.~~

3. Lessee agrees to pay as rent for said premises: Ninety Dollars (\$90.00) per month, same to be due and payable on or before the fifteenth (15th) day of each calendar month during the original term hereof or any extension thereof.



Rental may be paid by check or draft of Lessee, mailed or delivered to Lessor on or before the due date.

4. Lessor agrees, during the term of this lease or any extension hereof, to maintain and keep the buildings, improvements and equipment hereby leased in constant good condition and repair, and to perform any necessary work of maintenance and repair, at such times and in such manner as not unreasonably or unnecessarily to interfere with the Lessee's use and occupancy of said premises. If the Lessor, after written demand by the Lessee, so to do, shall fail or refuse to make any necessary repairs, the Lessee shall have the right, at his option, either (1) to make such repairs and to charge the expense thereof to Lessor which expense the Lessor agrees to pay on demand, and until paid by Lessor, the Lessee shall have the right to deduct such expense from rent thereafter payable by the Lessee hereunder; or (2) to cancel and terminate this lease by giving written notice thereof to the Lessor. The Lessor, however, shall not be required to repair any damage done or waste committed upon said premises by the Lessee, but the Lessee shall repair or restore any and all damage or waste caused by Lessee.