

For Intra Consideration See Affidavit

LEASE

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THIS LEASE, made this 9th day of June, 1952,

between B. F. Owens and Leon McCall

of U. S. Hwy #29 - Route #5 - Greenville, 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 ^{Township} City of Chick Springs, County of Greenville,

and State of South Carolina, described as follows:

All those certain pieces, parcels or lots of land in Chick Springs Township, Greenville County, State of South Carolina, on the Northwestern side of the old National Highway from Greenville to Spartanburg, and being known and designated as Lots Nos. 74, 75, 76, 77, 78 and 79 on a plat of the E. M. Wharton subdivision near Paris, S. C., the same recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "I" Pages 206 - 208, and according to said Plat, having the following metes and bounds when described together: Beginning at a stake, north-eastern intersection of Wood Avenue with said National Highway, and running thence along the Northwestern side of said highway, N. 60 - 16 E., 150 feet to a pin at the joint front corner of lots 79 and 80; thence running N. 29 - 44 W., 50 feet to a pin; thence running S. 60 - 16 W., 150 feet to an iron pin on the eastern side of Wood Avenue; thence along the eastern side of Wood Avenue, S. 29 - 44 E., 50 feet to the point of BEGINNING. Lots 74 and 75 being conveyed to me by deed of M. L. Ward, recorded in Deed Book 312, Page 142; and Lots 76, 77, 78 and 79 being the same conveyed to me by deed of Wm. S. Edwards, by deed recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 315, Page 225.



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. Samuel
E. T. Pezaket

B. F. Owens (SEAL)
Leon McCall (SEAL)

(Lessor) (SEAL)

WITNESSES AS TO LESSEE:

[Signature]

THE PURE OIL COMPANY (Lessee)
By [Signature] (Authorized Agent) (Lessee)

BCP
ETP

B.F.O.
L.M.
J.L.