

This Lease Made this 15th day of OCTOBER, 1955, by and between Irving H. Philpot and Helen Holcombe Philpot, his wife, hereinafter called Lessor(s), and CROWN CENTRAL PETROLEUM CORPORATION, an existing Maryland Corporation, having its principal office at American Building, Baltimore 3, Maryland, hereinafter called Lessee:

WITNESSETH:

I. THAT in consideration of the respective covenants, conditions and agreements herein contained, it is agreed by and between Lessor(s) and Lessee as follows:

Lessor(s) do hereby demise and lease subject to the provisions hereinafter set forth unto Lessee, its successors and assigns, all th at certain lot(s), piece(s) and parcel(s) of land, situate in Greenville County and State of South Carolina, described as follows:

Beginning at an iron pipe located at the southwest intersection of the right-of-way lines of Farr Bridge Road and West Parker Road and running thence S. 7° 15' E. a distance of 110 feet to an iron pin and running thence N. 73° 58' W. a distance of 123 feet to an iron pin and running thence N. 0° 50' E. a distance of 115.1 feet to an iron pin and running thence S. 67° 35' E. a distance of 19.2 feet to a point and running thence S. 68° 40' E. a distance of 66.2 feet to a point and running thence S. 69° 50' E. a distance of 24.6 feet to the said point or place of beginning.

TOGETHER with all buildings, rights, alleys, ways and appurtenances thereunto belonging or in anywise appertaining; and together with all Lessors' right, title and interest in and to all sidewalks, alleys and street spaces abutting the demised premises.

II. TO HAVE AND TO HOLD the aforesaid premises unto Lessee, its successors and assigns, subject to the provisions of this Lease for a term of ten (10) years beginning on the first day of the month next succeeding that in which the construction referred to in paragraph IV hereof shall be completed.

III. Lessee, its successors and assigns, covenant and agree to pay to Lessors as rental for the demised premises the sum of \$200.00 per month, payable monthly in advance on the first day of each and every month, or a proportionate amount for any fraction of a month; provided, however, that no rentals hereunder shall begin except as provided for in paragraph IV below.

IV. Lessors agree to construct or cause to be constructed or installed on said premises at their own cost and expense a Two Bay Crown-type drive-in gasoline filling and service station in accordance with plans and specifications hereto annexed and made part hereof. Said service station shall be deemed completed when Lessee's Engineer of Buildings shall have inspected



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