

This Lease, made and entered into, effective as of February 15, 19 60, by and between William H. Squires, in-
 dividually, and Malcolm H. Squires, Nona S. Sessions and Mary S. Doughman, by William H. Squires,
 their attorney in fact, hereinafter referred to as "LESSOR" whether one or more, and Tennessee Production Company, a Delaware corporation, hereinafter referred to as
 "LESSEE";

WITNESSETH:

In consideration of the payment of the rent and the agreements, promises and covenants as herein set forth, LESSOR does hereby lease and let
 unto LESSEE the following described property lying and being situated in Greenville, Greenville
 (City) (County or Parish)
 and State of South Carolina:

Beginning at a point on the East R/W of Augusta St., 210'
 Southeast of Douglas Dr. running thence N60-47E 150', thence
 S29-13E 198', thence S60-47W 150', thence N29-13W 198' to the
 beginning corner being lots 71, 72, 73, & 74 of plat filed in
 Pl. Bk. "G" pages 191-192. There are iron pins at all corners.



, such property being more specifically described and shown on plot attached to and made a part of this lease agreement, together with full rights of
 ingress and egress thereto and with all structures, improvements, equipment and other personal property situated thereon, unless hereinafter specifi-
 cally excepted.

LESSOR and LESSEE covenant and agree as follows:

I

This Lease is made by LESSOR and accepted by LESSEE for a Primary Term commencing on the first day of March,
 19 60, and extending through February, 1970. LESSOR does grant to LESSEE the option and
 privilege to extend this Lease for as many as two (2) successive five (5) year periods following the
 Primary Term. In the event that LESSEE should desire to extend or renew the Lease upon such terms, it shall give LESSOR written notice of its
 desire to extend said Lease at least thirty days before the expiration of the Primary Term or any renewal or extension thereof, as the case may be. A
 separate written notice shall be given for each extension.

If, after the expiration of this Lease, the LESSEE shall remain in possession of said premises and continue to pay rent without written agreement
 as to such possession, then such LESSEE shall be regarded as a Tenant from month to month, at a monthly rental, payable in advance, equivalent to
 the last monthly installment paid hereunder.

II

Rental payments made under this Lease will be paid to LESSOR by check or draft monthly, in advance, on or before the first day of each calendar
 month.

The rental payment to be paid for this Lease during the Primary Term hereof, shall be the sum of Two Hundred Dollars
 (\$ 200.00) per calendar month.

Should LESSEE exercise its option to extend this Lease as above provided, the rental to be paid for such extensions shall be as follows:
 1. Two Hundred Twenty Dollars (\$ 220.00) per calendar month during the first extension, beginning on the first day
 of March, 1970;

Two Hundred Forty Dollars (\$ 240.00) per calendar month during the second extension beginning on the first
 day of March, 1975;

3. _____ Dollars (\$ _____) per calendar month during the third extension beginning on the _____ day
 of _____, 19____;

4. _____ Dollars (\$ _____) per calendar month during the fourth extension beginning on the _____ day
 of _____, 19____.

In the event the effective date hereof is a date other than the first of any calendar month, the rental to be paid covering the month in which such
 effective date falls shall be that proportion of the amount of the first month's rent which the number of the remaining days of the month bear to the
 number thirty.

No change of ownership of the demised premises shall be binding upon LESSEE unless and until thirty days after LESSEE has been furnished
 with a certified copy of the Deed or other muniment of title by which such change of ownership has been effected, and a designation of a new address,
 if appropriate.

III

LESSEE, in consideration of the leasing of said premises covenants and agrees as follows:

1. To keep the present improvements or any improvements replacing same in good repair at the expense of said LESSEE, and at the expiration
 of this Lease or any extension thereof, to surrender and deliver up said premises, as altered, repaired or improved hereunder, in as good order and
 condition as when the same were entered upon or installed, ordinary wear and tear excepted.

2. To use the premises for those purposes which are commonly and ordinarily associated with the operation of a service station, or other lawful
 business.

3. To not permit the premises to be used in such a way as to endanger structures thereupon nor to use said premises for any purposes which
 would render insurance thereon void or the insurance risk inordinately hazardous.

(Continued on Next Page)

For Plat See Deed Book 647, page 455